



Development Services
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NOTICE OF DECISION

ADMINISTRATIVE SITE DEVELOPMENT PERMIT & ADMINISTRATIVE ADJUSTMENTS OF STANDARDS Cottages at Spiritwood

APPLICATION NO: ASDP13-00007, AAS13-00002 & AAS13-00003

August 19, 2016

I. Application Information

Project Name: Cottages at Spiritwood

Staff Contact: Jennifer R. Woods, Associate Planner
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Property Owner: Spiritwood Cottage LLC
12600 SE 38th St., Ste. 210
Bellevue, WA 98006

Authorized Agent: Marathon Development Inc.
Ted Johnson
12600 SE 38th St., Ste. 210
Bellevue, WA 98006

Request: Applications for:
1) Administrative Site Development Permit,
2) Administrative Adjustment of Standards for Landscape and Tree Preservation and
3) Administrative Adjustment of Standards for Setbacks have been made by Spiritwood Cottage LLC for the construction of 17-unit senior housing development having eight (8) duplexes (total 16 units) and one (1) single unit, called "Cottages at Spiritwood." Vegetative buffers and

building setbacks to the buffers will be required to the adjacent critical area east of the property.

Location: The project site is located on the west side of 228th Ave. SE west of 3607 and south of 3601 228th Ave. SE.

Existing Land Use: Undeveloped

Adjacent Uses:

<u>North:</u>	Daycare
<u>South:</u>	Nursing Home & Medical Offices
<u>East:</u>	Assisted Living
<u>West:</u>	Senior Housing

Zoning: Professional Office (PO)

Comprehensive Plan: Retail

Subarea: North Issaquah

II. Administrative Site Development Permit and Adjustment of Standards Review

This is a Level 2 Administrative Site Development Permit (ASDP) review. Additionally two Administrative Adjustments of Standards (AAS) were submitted with the ASDP; one for Landscape and Tree Preservation as allowed by the Standards, AAS13-00002, and another for Setbacks, AAS16-00003. Both AAS's are reviewed through a Level 2 process concurrently with the ASDP. Procedures and public notice were provided as required for the ASDP and AAS's as noted below. There were no public comments received for any of the applications.

- *Determination of Complete Application:* May 14, 2013
- *Public Notice to Property Owners:* June 11, 2013
- *Notice of SEPA Determination issued:* September 25, 2013 (21-day comment/appeal period begins)
- *Final Determination for SEPA:* October 16, 2013 (comment and appeal period ends for SEPA)
- *SEPA Addendum Issued:* July 21, 2016

III. SEPA Environmental Review

An Environmental Checklist and compliance with the WA State Environmental Policy Act is required prior to approval of the Site Development Permit. The City of Issaquah is the lead agency for SEPA review of the project. Based on the proposed multi-family development, the Applicant is required to provide bicycle and pedestrian mitigation fees, as well as impact fees and general services fees.

The City issued the Mitigated Determination of Non-Significance (MDNS; See Attachment 3, SEPA Mitigated Determination of Nonsignificance and Addendum) on September 25, 2013. The 21-day public

comment and appeal period ran from September 25 to October 16, 2013 to June 29, 2016, No public comments were received. An addendum to the MDNS was issued on July 21, 2016.

Condition 1: The west boundary of the subject site is adjacent to existing residences in the Providence Point retirement community. To mitigate for visual impacts and to address compatibility between the adjacent land uses, the applicant shall landscape the 20-foot rear yard building setback with dense, sight-obscuring landscaping.

Condition 2: A planting plan for the stream buffer enhancement area shall be submitted by the applicant and approved by the City prior to issuance of construction permits. The following measures shall apply to the stream buffer enhancement plan:

- Plant species shall be native (no cultivars), and appropriate for stream buffers and site conditions.
- The enhancement plan shall meet standards of the King County Critical Areas Mitigation Guidelines for the planting density and performance standards.
- The applicant shall provide an as-built plan of the stream buffer enhancement and the consulting biologist shall verify in writing that the planting has been installed per plan.
- A 5-year monitoring/maintenance period is required. The applicant shall provide a bond amount equal to 50% of the cost of plants and the 5-year monitoring/maintenance cost.
- Landscaped areas adjacent to the stream buffer shall also be planted with native plant species.

Condition 3: The proposed senior housing would have a direct relationship and services provided at the existing Spiritwood Assisted Living Facility. The applicant shall provide a safe walking route for senior residents to access the Spiritwood Assisted Living Facility.

Condition 4: The applicant should mitigate for potential impacts on public services with a voluntary contribution for the General Government Buildings and Police Mitigation Fees. Applicant objections to the voluntary payment should be made during the SEPA comment period. The mitigation fee is to be paid prior to issuance of building permits and the actual fee amount is determined at that time.

Condition 5: The trail alignment and construction shall not impact existing trees and construction methods shall minimize clearing of shrubs and understory plants. Disturbed areas resulting from construction shall be restored with native plants.

Condition 6: The stream crossing requires a Hydraulic Project Approval (HPA) from the Washington Department of Fish and Wildlife (WDFW). The applicant shall provide a copy of the HPA prior to issuing construction permits.

Condition 7: Construction details of the stream crossing shall meet standards in IMC18.10.775.A. The construction details will be reviewed with construction permits.

IV. Findings of Fact

Project Overview (See Attachment 2, Plans, Elevations and Renderings)

The applicant proposes the construction of eight (8) duplex cottages (16 units total) and one (1) single cottage for a total of 17 units to be placed on an existing lot zoned "PO" (Professional Office). Each unit is a single-story. Vehicular access to the proposed units will be from a 20 to 24-foot wide private access and utility easement. There are 17 parking stalls proposed in single car garages attached to each unit. Each unit faces the internal private driveway that is meant to serve pedestrian and vehicular traffic. There is a natural path loop proposed around the rear of the cottages as well as a boardwalk connection from the property to the main Spiritwood building to the east.

Existing Conditions

The lot size is 80,222 square feet (1.84 acres) and is currently vacant. The lot is heavily treed and is contains a critical area that has been determined to be a Class 3 intermittent stream. The site has legal access from a 24 to 30-foot wide access easement through 228th Ave. SE via 3607 and 3601 228th Ave. SE.

V. Applicable Land Use Standards

The purpose of the ASDP is to obtain planning level approval with the confidence that the project meets the standards in Issaquah Municipal Code (IMC) Title 18 Land Use Code prior to the preparation of detailed infrastructure, building, and/or engineering or architectural drawings. The proposal must also meet the vision of the Comprehensive Plan for this area. The purpose of an AAS is to provide the flexibility to modify standards in all zoning districts at the administrative level for which approval must be based on a determination that the adjustment is consistent with the purpose and intent of this Code and of the development standards. The Development Services Department is the Decision Maker for the ASDP and AAS. As the specific development applications are made, additional conditions may be applied through subsequent permits to ensure compliance with the Issaquah Municipal Code.

1. Consistency with the Comprehensive Plan

The project site is in the Providence Point Subarea. The Comprehensive Plan describes the vision for this area below:

Comprehensive Plan, Volume 2, Land Use Element Background Report, 2. Subareas of the City, 2.14 Providence Point / Hans Jensen

...The eastern edge of the subarea, lies primarily on the Sammamish Plateau and is zoned Single Family – Small Lot (7.26 du/acre). It contains the Providence Point multifamily housing development with a small area of commercial development on 228th Avenue SE. Future new development within this area will be limited to infill of the portion of Providence Point Development that is south of SE 43rd Way, and along the west side of 228th Avenue SE north of Providence Point....

Staff Analysis:

This proposal is considered part of the infill portion of the Providence Point Development and is complementary to the existing land uses in the immediate area. The proposal is consistent with the Comprehensive Plan at this phase of review.

2. Compliance with the Development and Design Standards (IMC Title 18)**A. Zoning District (IMC 18.06)**

The review of this project for compliance with the Land Use Code will be based on its designation of the property in Professional Office (PO) zoning. This project is subject to standards found in IMC 18.06.110.A.

IMC 18.06.110. Commercial.

A. Professional Office – PO: The purpose of this district is to establish and preserve areas for professional service related offices. Permitted uses include professional and personal services such as medical outpatient, financial, and government offices. Multifamily residential is permitted in this district to promote proximity of jobs to housing and to provide the opportunity for mixed use development. Pedestrian linkage of nonoffice uses to office sites is encouraged to decrease traffic impacts to the district. In addition to the objectives stated in the Purpose and Intent section of this chapter, the following objectives also apply to this district:

1. Permit retail commercial activity as governed by the Table of Permitted Land Uses;
2. Buffer residential neighborhoods from the professional office district;
3. Locate professional service related offices in areas presently receiving a full range of urban services;
4. Provide opportunities for multifamily housing;
5. Provide for the establishment of a multi-use, nonmotorized transportation corridor subject to design standards;
6. Provide centralized parking or transit/commuter areas;
7. Provide usable open space and design amenities for district employees and users; and
8. Provide incentives to develop multifamily use as an accessory use to ground level office or commercial use.

Staff Analysis:

Multifamily residential is permitted in the PO zone. The project complies with zoning.

B. General Standards

The development standards that are reviewed for compliance with the project are based on the district standards found in IMC 18.07.360 District Standards Table based on its designation of PO zoning.

Staff Analysis:

The development proposal meets the district standards of the PO zone as shown in the table below. There are no maximum density standards, which are limited to other development standards such as impervious surface, height and setbacks, or minimum lot size required for properties in the PO zone. The minimum lot width is not applicable. The project complies with the district standards, except where the applicant has requested an AAS for setbacks for the

north side yard setback. Refer to AAS13-00003 Administrative Adjustment of Standards for Setbacks below for more information.

PO Standards	Allowed	Proposed	Complies?
Setbacks: Front	30'	100'	Y
Side (N)*	20'	6'	*
Side (S)	20'	20'	Y
Rear	25'	25'	Y
Impervious Surface	65%	47%	Y
Pervious Surface	35%	53%	Y
Base Building Height	40'	27'	Y

*The applicant has requested an AAS for setbacks.

C. Nonmotorized Facilities (IMC 18.07.080)

The project is required to provide nonmotorized facilities in accordance with IMC 18.07.080 Nonmotorized facilities.

IMC 18.07.080

- B. Requirements. All new multifamily residential and nonresidential developments are required to provide nonmotorized facilities in accordance with IMC 18.07.080 B. These developments shall provide connections of required facilities with any existing public nonmotorized facility and/or provide a stub for future connection to any proposed public facility as documented in the Issaquah Comprehensive Plan.
1. Pedestrian Facilities:
 - a. Sidewalks: Any required sidewalks in public rights-of-way shall be provided consistent with the adopted and/or amended Issaquah Standards and Specifications: Streets and Related Work.
 - b. Walkways: Barrier-free walkways providing the most direct route through a development shall be provided between public entrances and the nearest public sidewalk, trail, or shared use corridor.
 - (1) Walkway Connection Frequency: One walkway from a nonresidential or multifamily building to a public sidewalk is required in all instances with at least one (1) additional walkway required to the public sidewalk for each two hundred fifty (250) feet of street frontage.
 - (2) Multiple Building Walkway Systems
 - (3) Large Building Walkway Systems
 - (4) Size: All walkways must be at least five (5) feet wide, excluding vehicular overhang, displays, and storage.
 - (5) Materials: All walkways must be composed of materials that are permanent and visually distinctive from parking lot paving. Said materials shall also be consistent with ADA access.
 - (6) Safety: All walkways must be physically separated from vehicular area by grade, landscaping strips, berms, barriers, curbs or similar means, provided in a manner that retains pedestrian visibility.

- (7) Lighting: See IMC 18.07.107, Outdoor lighting, for minimum lighting requirements.
- (8) Transit Access: A walkway connection to the public sidewalk must be made within one hundred fifty (150) feet of an adjacent bus stop.

Staff Analysis:

There are no public improvements, including sidewalks required for this project. The boardwalk connection from the site to the walkway behind the main Spiritwood building provides access into the building, which has direct access to the public sidewalk on 228th Ave. SE from the main entrance; however, there is no public sidewalk connection south or north of that property. Multiple and large building walkway systems are not applicable to this project. The project complies with the barrier free standards and will be further reviewed for compliance in the building permit. See also Condition 8 below and Condition 3 (condition for walkway to main Spiritwood) in Section III SEPA Environmental Review above.

The boardwalk has been conditioned to be at least five (5) feet wide and connect to pedestrian facilities (refer to Condition 9 below) and provide a ramp with tactile warning strips or other similar surface where it connects to curbs. All walkways, including the boardwalk, shall navigate the change in grade where they cross rockeries, so that there is not an uneven path (bump) or excessive slope in the walkway (refer to Condition 8 below). The boardwalk is separated from the vehicular surface, though the driveway may be shared by pedestrians and vehicles and is proposed to provide access from the units to the boardwalk. Its design is narrow to reduce vehicle speeds, landscaped around the edges and concrete (instead of asphalt) in order to maintain pedestrian-friendliness. There is no parking allowed on the driveway to maintain visibility (refer to Condition 10 below). Additionally, fall protection is required where there are grade drops adjacent to pedestrian areas (Condition 12 below). There is also a condition that the project meets the lighting standards as there were no lighting plans or photometrics provided with the land use permit (refer to Condition 11 below). There are no transit stops near this development.

Condition 8: Any pedestrian walkway, including the boardwalk, terminating at a curb shall provide a ramp with tactile warning strips or other similar surface. Walkways shall also navigate the change in grade where they cross rockeries, so that there is not an uneven path (bump) or excessive slope in the walkway.

Condition 9: The boardwalk must be at least five (5) feet wide, excluding vehicular overhang, displays, handrails if necessary, and storage. The boardwalk must also connect to pedestrian facilities, such as the shared surface driveway on-site and a sidewalk on the adjacent property to the east (3607 228th Ave. SE).

Condition 10: The driveway shall be signed "No Parking – Fire Lane." Sign locations shall be noted and reviewed with the site work permit. Do not paint curbs red, without City approval.

Condition 11: The applicant shall submit a lighting plan and site photometric measurements with the site work permit and landscape plans. The lighting plan shall comply with the requirements in IMC 18.07.107, Outdoor Lighting. The lighting plan shall include:

- identification of specific lighting areas as required by the IMC;
- lighting type, including product specification sheets or representative photos of lighting fixtures proposed;
- lighting photometrics for the entire site;
- location, spacing and height of light fixtures in relation to trees, walkways and parking areas; and provisions to minimize glare and light spillover onto nearby properties.

Condition 12: Fall protection for pedestrians is required for drops in elevation in excess of two and one-half (2 ½) feet within three (3) feet of pedestrian areas.

D. Senior Housing Standards (IMC 18.07.390)

There are standards specifically for senior housing as required by IMC 18.07.390. The purpose of these standards is to regulate the bulk and height of buildings and the circulation and parking pattern within the development in order to obtain adequate light, air, privacy, and usable open space for recreation and landscaped amenities, as well as provide a well-designed and safe environment for seniors. This type of development receives parking credits if all approval criteria are met.

18.07.390 Senior housing standards.

C. Approval Criteria: The following criteria shall be required for all senior housing development proposals:

1. Barrier-Free Standards: Every unit within the project must be designed and built in conformance with the Uniform Building Code (UBC); the State Barrier-Free Design regulations, as amended; the Americans with Disabilities Act of 1990, as amended (ADA); and the current state and City regulations.
2. Community Space Requirements: All senior housing developments of five (5) units or more shall provide the required community space both indoors and outdoors for persons who, in some cases, may be restricted to the immediate vicinity of the development.
 - a. Indoor Space Requirements: Indoor community space shall provide a minimum of forty-eight (48) square feet per unit, in a contiguous area no smaller than two-hundred (200) square feet to include:
 - (1) Seating and table space for a minimum of thirty (30) percent of the total number of units provided (for example, six (6) units would provide seating/table space for two (2) units or four (4) persons);
 - (2) Kitchen facilities, including at minimum a sink, cabinet and counter space;

- (3) A bulletin board no smaller than two (2) feet by three (3) feet. The bulletin board shall be placed in an area accessible to the residents for notice posting purposes;
 - (4) Access and use consistent with Barrier-Free Standards.
 - b. Outdoor Space Requirements: The provision for outdoor community space provides that usable open space for senior housing is provided to the residents. Area used for outdoor community space shall be calculated as part of the impervious surface for the proposal, and not considered an additional requirement. The hard-scape material shall be considered as impervious surface, in addition to any other areas of the outdoor space which is impervious. Outdoor community space shall provide a minimum of forty-eight (48) square feet per unit, in a contiguous area no smaller than two hundred (200) square feet:
 - (1) Seating space for a minimum of thirty (30) percent of the total number of units provided (for example, six (6) units would provide seating/table space for two (2) units or four (4) persons);
 - (2) Landscaping integrated with the seating and table area. Not less than thirty (30) percent of the outdoor community space shall be landscaped with plant materials, while the remaining seventy (70) percent can be hard-scape materials which are barrier-free such as pavers, textured concrete, and brick;
 - (3) Access consistent with Barrier-Free Standards.
- 3. Density Bonus Provisions: In those zoning districts where senior housing developments are permitted (Table of Permitted Land Uses, IMC 18.06.130), the density bonus provision may be used to increase the density above the base density allowed in the zoning district by one-third ($1/3$) unit for every unit up to nine hundred fifty (950) square feet, and by two-thirds ($2/3$) unit for every unit up to seven hundred (700) square feet (See Table 18.07.390 – Senior Housing Standards). For example, a site with six (6) nine hundred (900) square foot units allowed by zoning would be permitted to have two (2) extra units (one-third ($1/3$) unit for each of the six (6) units) for a total of eight (8) units on the site; provided the following approval criteria are met:
 - a. Occupancy: The entire project must be reserved for senior occupancy; and
 - b. Size: Both the proposed unit and the resultant additional unit each have no more than nine hundred fifty (950) square feet of gross floor area per dwelling unit, excluding decks and storage/shed areas.
- 4. Covenant Required: The occupancy requirements for the individual senior housing units and the entire project, where density bonus provisions are used, are to be guaranteed by an acceptable covenant or land use agreement between the owner and the City. The covenant or land use agreement shall remain in effect for the life of the structure. If the use of the property should change to a use other than senior housing, the property shall revert to its underlying zoning and density restrictions;

- parking requirements and any existing structure shall be brought into conformance to the underlying zoning.
5. **Occupancy:** Occupancy of senior housing units is restricted to persons fifty-five (55) years of age or older with the following exceptions:
 - a. A spouse under fifty-five (55) years of age married to one over fifty-five (55) years of age.
 - b. A child over eighteen (18) years of age residing with at least one (1) parent or grandparent over fifty-five (55) years of age.
 - c. Adults under fifty-five (55) years of age if their presence is required to assist an occupant over fifty-five (55) years of age.
 - d. Adults of any age who are related to, or on the basis of friendship desire to live with, an occupant who is fifty-five (55) years or older.
 6. **Parking:** Parking requirements for senior housing established in the Senior Housing Standards (Table 18.07.390).
 7. **Access and Circulation:**
 - a. **Motorized:** Vehicular access shall be provided such that it does not negatively impact adjacent land uses. Internal circulation shall also be provided, such that it does not interfere with pedestrian access or internal circulation;
 - b. **Nonmotorized:** Pedestrian walkways shall be provided within a project and as linkages to adjacent projects.
 8. **Building Modulation:** Building modulation is intended to break up the overall bulk and mass of the exterior of a multifamily building, including townhouses. Modulation should also add character to the overall building exterior as well as to individual units.
 - a. Building facade modulation should occur at every twenty-five (25) feet of wall length. The modulation can take the form of decks, balconies, indentations, extrusions and other various forms; and
 - b. Minimum modulation depth shall be approximately three (3) feet; and
 - c. Minimum modulation width shall be approximately eight (8) feet.
 9. **Roofline Variation:** Roof line variation is intended to break up the overall bulk and mass of a multifamily building and to provide a visual relief as viewed against the skyline. Roof line variation shall occur on all multifamily structures with roof lines which exceed fifty (50) feet in length. Roof line variation shall be achieved using one (1) or more of the following methods:
 - a. Vertical off-set ridge line;
 - b. Horizontal off-set ridge line;
 - c. Variations of roof pitch; or
 - d. Any other technique approved by the Planning Director/Manager which achieves the intent of this section.
 10. **Screening:**
 - a. **Parking Area:** The parking area shall be screened to visually buffer areas within the project complex and adjacent properties;

- b. Structures: Screening of structures from adjacent properties shall be provided, such as landscaping, fences, berms or other similar materials and/or designs.

Staff Analysis:

This proposal meets the purpose of these senior housing standards. Refer to staff's analysis regarding barrier-free standards in Section under C. Nonmotorized Facilities above for more information about compliance with barrier-free standards.

Indoor community space meets more than the minimum requirement of 48 square feet for each of the 17 units totaling 816 square feet for the entire project, which includes the full kitchen and dining room in each unit. Outdoor space at the same ratio is required for indoor space and is being provided as a passive recreational area, including a trail and boardwalk around the units in addition to individual front and rear patio space for each unit. Furthermore, indoor and outdoor community space is provided at the main Spiritwood building, including the bulletin board to which these residents will also have access. A minimum of 30% of the outdoor area is proposed to be in landscaping and 70% of it may be hardscape materials. The provisions for Density Bonus are not applicable.

In order to ensure the occupancy and covenant requirements are complied with after land use approval, these requirements are a Condition of Approval (refer to Condition 13 below). Each of the parking stalls are located in garages attached to each unit and meet the size requirements. The proposal complies with the parking requirements for senior housing as represented in the table below. Bicycle parking is required and is a Condition of Approval (refer to Condition 14 below).

Size of Senior Unit*	Parking Requirement	Parking Proposed
701 to 950 sq. ft.	10	17

*The total square footage of the units does not include unoccupied space, such as the garage.

Motorized access, as proposed, does not negatively impact adjacent land uses and internal circulation to the housing units is provide. There is a recorded 24 to 30-foot wide easement for access and utilities to this lot through two separate lots. The driveway is 20 feet wide; however, where there is a parking stall from the garage backing onto the drive aisle, it is 24 wide. There is no parking allowed on the driveway (refer to Condition 10 mentioned in Section C.

Nonmotorized Facilities above regarding parking restrictions on the internal driveway). There is also a condition requiring that vertical drops adjacent to vehicular facilities are fitted with guardrails as applicable (refer to Condition 15 below). Additionally, there is a condition that maintains appurtenances, such as lighting and street trees, are located outside of the clear zone required for emergency access (Condition 16 below). Refer the staff analysis mentioned in Section C. Nonmotorized Facilities above regarding nonmotorized facilities and Conditions 8, 9, 10, 11 and 12 mentioned above.

Building modulation meets the required modulation frequency, width and depth. Roof line variation has been provided as required. All parking is provided inside garages and no additional screening for parking areas is required.

The proposal complies with the Senior Housing Standards, with conditions, at this phase of review.

Condition 13: A covenant or land use agreement is required prior to the Certificate of Occupancy for any building. It shall remain in effect for the life of the structures. It shall stipulate that if the use of the property should change to a use other than senior housing, the property shall revert to its underlying zoning and density restrictions; parking requirements and any existing structure shall be brought into conformance to the underlying zoning. The covenant or land use agreement shall restrict the occupancy of senior housing units to persons 55 years of age or older with the following exceptions:

- A spouse under 55 years of age married to one over 55 years of age.
- A child over 18 years of age residing with at least one (1) parent or grandparent over 55 years of age.
- Adults under 55 years of age if their presence is required to assist an occupant over 55 years of age.
- Adults of any age who are related to, or on the basis of friendship desire to live with, an occupant who is 55 years or older.

Condition 14: Two (2) bicycle stalls are required to be located in a publically visible location.

Condition 15: A guardrail or other barrier for vehicles is required for drops in excess of six (6) feet in proximity to vehicular surfaces.

Condition 16: Light fixtures locations, the mature canopy size of street trees and clearance dimensions from emergency access shall be shown on the site work permit and the landscape plans. Lighting and landscape shall be located outside the clear zone for emergency vehicles. The height of the light pole and fixture shall be 14 feet in height if within the emergency vehicle clear zone to maintain clearance from emergency vehicles. Light fixture product specifications must be provided with the landscape plan submittal and all light fixtures shall be of a high quality material.

Condition 17: Mailbox locations shall be approved by USPS and shall be shown on the site work permit.

E. Landscape and Tree Preservation (IMC 18.12)

The landscape plan will need to meet the requirements of the City's Landscape Code, IMC 18.12. Some of these requirements include an evaluation of the worthiness to preserve existing trees and other landscaping on site; a soil analysis and evaluation of the practical use of the existing soil; a water budget analysis and irrigation system design.

The landscaping should complement the views and focal points of the building and site and internal driveway to which the buildings orient should be enhanced with landscape areas to produce a pedestrian-friendly shared vehicular pedestrian shared surface. Landscaping in the setbacks, in between buildings, along blank walls, screening utility appurtenances and in common areas is also required.

IMC 18.12.1370 requires multi-family development to provide (4) significant trees for every 5,000 square feet of lot area and IMC 18.12.1285 prescribes the Tree Retention requirements for a multi-family development at 25% of the total caliper of significant trees in the developable site area.

The applicant has requested a modification to the tree retention requirements. Refer to AAS13-00002 for the adjustment for modification of tree retention requirements below.

Staff Analysis:

A preliminary landscape plan has been provided with the ASDP (refer to Sheets L-1.0 and L-1.1 in Attachment 2). The applicant is required to provide trees 41 trees within the developable site area (not inclusive of critical areas or buffers), including those retained, and has proposed 50 trees. The proposal complies with the landscape requirements, with conditions, at this phase of review. Additional conditions associated with AAS13-00002 for the adjustment for modification of tree retention requirements are located below.

Also refer to Condition 1 in Section III SEPA Environmental Review above.

Condition 18: Ground mounted mechanical and electrical utility boxes shall be screened in accordance with the requirements of IMC 18.12.130.D and shall be shown on the site work permit. While not shown in the preliminary plans, all mechanical equipment shall be screened as required by the code. Mechanical equipment may be required to be and requires a Type 1 landscaping a minimum of five (5) feet wide. Access doors for large utility boxes shall not face high traffic pedestrian areas and public right-of-way. Ground- mounted mechanical and electrical utility boxes should be clustered together to the extent possible and screened with a fence and/or Type 1 landscape screening. Mechanical and electrical utility boxes should be located as far back from pedestrian paths and provided with adequate space for landscape screening. Final locations, sizes and types of mechanical and electrical utility boxes shall be shown graphically - with adequate notation regarding their heights, sizes and materials - on the site work permit and landscape plans. Approval of site work permit and landscape plans will be contingent on meeting the requirements of IMC 18.12.130.D.

Condition 19: A landscape permit or landscape plans as part of the site work permit is required to be submitted prior to or concurrent with the building permit associated with the project. The landscape permit or plans shall demonstrate how the proposed landscape design, planting areas, plant types and site improvements meet the minimum standards established in IMC 18.12. The plans shall be drawn to scale and contain the information identified in IMC 18.12.050.B, Content at a minimum and comply with the submittal requirements in IMC 18.12.050.A.

Condition 20: Ground covers, shrubs and trees shall be sized and spaced as required by IMC 18.12.140.G. For instance the groundcover detail shown in the proposal is incorrect and should

have plant spacing of 12 or at 18 inches on center, as applicable. Additionally, the shrub detail should have a planting hole three (3) times the diameter the of the root ball.

Condition 21: The landscape plans shall tabulate the number of retained trees, the number of new trees and the total number of trees proposed as part of the development outside the Native Growth Protection Easement (NGPE) and its buffers (retained plus new). The developable site area is 50,759 square feet (80,222 square feet for entire lot less 29,463 square feet of NGPE equals 50,759 square feet) and at least 41 trees are required to meet the minimum tree density (4 trees per 5,000 square feet of developable site area).

Condition 22: Landscaping along the driveway shall include trees to enhance the streetscape as the driveway is shared between cars and pedestrians. Trees should be evergreen, since most of the new trees in the interior of the development are deciduous. Based on the ultimate size available for plantings in between the duplexes and the mature dripline width and spread of the following trees, possible options include: Arizona cypress, dwarf Alberta spruce, skyrocket juniper, golden Japanese cedar, weeping giant redwood or Irish yew. The dripline of any proposed tree shall not exceed the ground space available. Street trees shall be located in between buildings where street lights are not proposed and shall be setback enough to maintain the emergency vehicle clear zone. Trees along the driveway shall also maintain vehicle sightlines.

Condition 23: Tree Preservation - No trees are to be damaged or removed, except as shown on approved plans and as approved by AAS13-00002 as noted in Condition 37.

Condition 24: Approved tree protection measures must be in place prior to any other construction or demolition activities. They may be installed in conjunction with limits of clearing and grading delineation. The protection measures shall be delineated on the site work permit.

Condition 25: The limits of clearing and grading shall be reviewed with the site work permit. Limits shall not encroach in to the dripline of any tree proposed for retention, including trees located off site.

F. Design Standards (IMC 18.07 Appendix 2 Design Criteria Checklist)

The design standards that govern the project site are in Appendix 2 of IMC 18.07, Design Guidelines.

Staff Analysis:

Refer to Attachment 1 for review of the Design Criteria Checklist. The project complies with the requirements, with the following condition, at this phase of project review.

Condition 26: No signs are approved with this land use permit. Signs shall be permitted separately according to IMC 18.11.

G. Other City Requirements

Building

Condition 27: The 2015 building codes went into effect on July 1, 2016.

Condition 28: Exterior side property line walls shall be one-hour fire-resistance rated and have opening protection. The minimum side set back between buildings is six (6) feet. The minimum setback to an assumed property line for window openings and walls is three (3) feet. The exterior walls between the buildings must be one-hour rated assembly. Please indicate the dimensions between buildings on the site plan sheets. If the dimensions between buildings are less than six (6) feet then window openings are not allowed.

Condition 29: A foundation soils report by a licensed WA state geotechnical engineer will be required at the time of building permit submittal.

Condition 30: For the purposes of determining the required wall and opening protection and roof-covering requirements, buildings on the same lot shall be assumed to have an imaginary line between them. Where a new building is to be erected on the same lot as an existing building, the location of the assumed imaginary line with relation to the existing building shall be such that the exterior wall and opening protection of the proposed buildings.

Surface Water System

Condition 31: Surface water and water quality design are required to follow the applicable 2009 King County Surface Water Design Manual, and 2011 City of Issaquah Addendum to the manual.

Condition 32: The ownership and maintenance of the stormwater structure shall be private. The City shall review both proposed and recorded language of the maintenance agreement or covenant of said structure to ensure clarity of maintenance responsibility and access to the structure prior to Certificate of Occupancy for any building.

Utility Improvements (Water and Sewer)

Condition 33: Sammamish Plateau Water and Sewer District has purview over permitting water and sewer systems in this area. The applicant is required to obtain a permit from that entity as well as pass final inspection prior to granting of Certificate of Occupancy for any building.

Emergency Services

See also Conditions 10 in Section C. Nonmotorized Facilities and Condition 16 in Section D. Senior Housing Standards above for additional conditions related to emergency access.

Condition 34: Address/Monument sign required to show address of new building. Sign shall be posted at 228th and driveway intersection.

Condition 35: One and two family dwelling structures that exceed 5,000 sq. ft. (this number includes the garage) shall have fire sprinklers installed per NFPA 13-D as per city ordinance. Submit for a Fire permit.

Condition 36: Fire flow shall be provided to Eastside Fire & Rescue for approval. If structure exceeds 3,600 square feet (including garage) fire flow shall be 1,750 gallons per minute (GPM). If under 3,600 square feet 1,000 GPM is required.

Transportation Concurrency Management

Refer to Attachment 5 for the Transportation Concurrency Certificate.

Permitting

Condition 37: The site work permit, including landscaping shall be issued with or prior to the issuance of any building permit. The Certificate of Occupancy for the last building shall not be granted without a passed final inspection for the site work permit, including landscape and associated bonding.

VI. AAS13-00002 Administrative Adjustment of Standards (AAS) for Landscape and Tree Preservation

IMC Chapter 18.12.1385.A (noted below) allows a modification to standards for tree preservation if the proposal meets the approval criteria for an AAS. The Development Services Department is the Decision Maker for the AAS request.

The review of the AAS is subject to the following Approval Criteria:

18.12.1385 Tree retention requirements.

- A. Modification to Tree Retention Requirements: A reduction of up to fifty (50) percent of the tree retention requirements of all development may be approved by the Planning Director/Manager through a Level 2 Review process, or a Level 1 Review process for individual single family projects, provided the following criteria are met:
1. The modification is consistent with the purpose and intent of this chapter, Chapter 18.12 IMC, Landscaping and Tree Preservation; and
 2. The modification incorporates the retention of a grouping(s) of smaller trees that make up the equivalent diameter inches and retains other natural vegetation occurring in association with the smaller tree grouping(s); and
 3. The modification is necessary because the size, shape, topography, or location of the subject property may jeopardize the reasonable use of the property and reasonable alternatives do not exist; and
 4. The modification is necessary because the required ingress/egress, existing and proposed utility locations, trails, storm drainage improvements or similar constraints may jeopardize the reasonable use of the property and reasonable alternatives do not exist; and
 5. The modification is necessary to provide solar access to a building that incorporates active solar devices. Windows are solar devices only when they are south-facing and include special storage elements to distribute heat energy.

Staff Analysis:

The code requires 25% of the overall caliper inches or trees within the developable site area to be retained as part of the development. Staff has review the tree retention plans (Sheet 2 of 12 in Attachment 2) and has added the following trees for removal due to the size of the dripline and proximity of the trees to the proposed rockery:

1. T-45 (8 inch cedar)
2. T-51A (6 inch Douglas fir)
3. T-52 (48 inch Douglas fir)

4. T-56 (12 inch cedar)
5. T-58 (18 inch Douglas fir)

With the above additional trees removed, the modification proposes to provide 51% of the required tree retention (as shown in the table below) and is consistent with the purpose and intent of this chapter. The site is heavily treed and contains a square foot critical area that does not count towards the tree retention required. The property is proposed to be developed at 47% impervious surface, leaving 53% of pervious surface. Of the 53% pervious surface proposed, almost 37% of the site contains a critical area and its buffer that will remain vegetated and protected. Additionally, the remainder of the pervious area is proposed for tree retention and/or additional landscape, including new groundcover, shrubs and trees. The modification is consistent with the other provisions required to provide reasonable use of the property.

Tree Retention Requirement (%)	Retention Allowed with Modification (%)	Tree Retention Proposed (%)	Number of Trees Retained and New Proposed
25%	12.5%	12.86%	56

There is a total of 2,847 total caliper inches within the developable site area. For residential sites, the minimum retention rate is twenty-five percent (25%), which is 712 caliper inches. The project would require the additional removal of trees and 366 caliper inches are proposed for retention based on the proposed development plans for a retention rate of 12.86%.

The applicant is proposing to plant 30 trees onsite in addition to retaining 20 trees for a total of 50 trees, while only 41 are required to be either retained and/or newly planted onsite to meet the minimum tree density (4 trees per 5,000 square feet of developable site area). A mix of deciduous and evergreen trees is proposed. Many of the replacement trees proposed are similar to trees that currently exist on the site. Root barriers are necessary where the dripline of new, mature trees will extend beyond paved surfaces. Additional trees are required to be planted along the internal driveway and are not part of these calculations; however, the proposal meets the requirement without including them in the calculation.

No public comments were received for this AAS request. The request meets the requirements to qualify for the modification to the tree retention requirements.

Condition 38: No additional trees may be removed other than those shown on Sheet 2 of 12 of Attachment 2 Plans, Elevations and Renderings and T-45 (8 inch cedar), T-51A (6 inch Douglas fir), T-52 (48 inch Douglas fir), T-56 (12 inch cedar), T-58 (18 inch Douglas fir) that staff has determined will be negatively affected by the proposed retaining wall in order to comply with the allowed modification.

Condition 39: Root barriers are necessary where the dripline of new, mature trees will extend beyond paved surfaces.

AAS13-00003 Administrative Adjustment of Standards for Setbacks

IMC Chapter 18.07.330.B (noted below) allows an adjustment to standards for setbacks if the proposal if the proposal meets the approval criteria for an AAS. The Development Services Department is the Decision Maker for the Administrative Adjustment of Standards request.

18.07.330 Setbacks.

- B. Approval Criteria: These setback standards are applicable in a residential, commercial, industrial or mixed use development, unless otherwise provided. These standards are not applicable to the Mineral Resource Zone. Setback standards for the Mineral Resource Zone are provided at IMC 18.07.525. These standards may be adjusted administratively through the approval of all the following criteria, in addition to the approval criteria for Level 2 Review:
- a. Compatibility: The adjustment of setbacks is compatible in scale and character with existing neighboring land uses; and
 - b. Consistency: The proposed development meets all other development and design standards as governed by the District Standards Table and the Design Criteria Checklist, unless those standards are modified through approved:
 - i. Cluster provisions; or
 - ii. An Administrative Adjustment of Standards; and
 - c. Consistency with Zoning District: The adjustment of setbacks shall provide consistency with the intent and character of the zoning district involved; and
 - d. Impacts:
 - i. Adjacent Property Owner(s): The adjustment of setbacks does not negatively impact the adjacent property owners;
 - ii. Critical Areas: The adjustment of standards is consistent with the purpose and intent of the critical area regulations, and does not negatively impact any adjacent critical areas;
 - iii. Public Services: The adjustment of setbacks does not negatively impact public services, including emergency access, access to right-of-way, dedicated tracts, or easements; and
 - iv. Structure(s): Any structure(s) which is within the proposed setback modification area does not negatively impact the adjacent property through incompatible height, bulk, design, color or other feature; and
 - e. Intent: The adjustment of standards will be equal to or superior in fulfilling the intent and purpose of the original requirements; and
 - f. Impervious Surface Ratio: The required impervious surface area for the property is not exceeded; and
 - h. Tree Retention: The adjustment allows for a reduction in the required setbacks in order for the placement of a building to be adjusted on the lot for the retention of existing significant trees. Significant trees retained through this provision shall be considered protected trees and not able to be removed without replacement.

Staff Analysis:

The applicant has requested an adjustment to the side yard setback from the northern property line from the required 20 feet to six (6) feet. The current and immediate adjacent use of the property to the north is a parking lot with approximately 75 feet from the property line to the nearest building. This would equate to approximately 80 feet of separation between buildings part of this project and the

building on the property to the north, although this may change if the property is redeveloped in the future. The proposed development meets all other development standards of the Land Use Code including the front and side yard setbacks. The intent and character of the zoning district is a mix of uses, including multifamily and the request will be consistent with the zoning. The adjustment of standards to reduce the north side yard setback will not negatively impact the adjacent neighbors to north or the critical area onsite to the east of the development.

The adjustment of standards requested for the setback will be equal or superior in fulfilling the intent and purpose of the original requirement in allowing for flexibility in reducing and modifying the setback. The maximum impervious surface ratio of the PO zone is 65% and the minimum pervious surface ratio is 35%. The project is designed to comply with those development standards. There will be no negative impact to public services including emergency access, access to the streets or tracts or easements.

No public comments were received from adjacent property owners regarding the adjustment of standards. The request meets the requirements to qualify for the adjustment to the side yard setback requirements.

VII. Decision

Based upon the application, submitted plans, listed Attachments, supplemental materials, rationale contained in this Notice of Decision and Conditions of Approval the Development Services Department conditionally approved the Administrative Site Development Permit (ASDP13-00007), Administrative Adjustment of Standards for Landscape and Tree Preservation (AAS13-00002) and Administrative Adjustment of Standards for Setbacks (AAS13-00003) applications, subject to the notes, terms and conditions of this Notice of Decision.

VIII. Appealing this Decision

This decision can be appealed. A Closed Record appeal of this decision shall follow the procedures set forth in IMC 18.04.250 (Administrative appeals) of the Land Use Code, and shall be heard by the City's Hearing Examiner. A letter of appeal shall include the reason for the appeal and a \$518.26 filing fee, which is required of appeals. All appeals shall be filed with the Development Services Department by 5:00 PM on September 2, 2016.

For further information on the appeal procedure or if you have any questions regarding this Notice of Decision, please contact the Project Planner (contact information provided above).

Final decisions shall be valid for three (3) years from the Approval Date in the Notice of Decision and can be extended by the Director if all the criteria set forth in IMC 18.04.220.D.1. (a) to (d) are met by the Applicant, or as long as there is an active Construction Permit for the project. Construction projects that have received Final Certificate of Occupancy are no longer considered active.

IX. Affected Properties

Property owners affected by this decision may request a change in valuation for property tax purposes notwithstanding any program of revaluation. Affected property owners may obtain further information

regarding revaluation from the King County Assessor's Office, 500 Fourth Ave., #ADM-AS-0708, Seattle, WA. 98104, (206) 296-7300.

X. Response to Public Comment

No public comments were received about the ASDP or AAS's. There was a neighborhood meeting on July 29, 2013 hosted by residents of the Providence Point community just west of the proposed project that staff and the developer attended to answer questions from the neighborhood. A sign-in sheet for this meeting is listed as Exhibit 7.

XI. Attachments

1. Review of Appendix 2, Design Criteria Checklist
2. Plans Elevations and Renderings, May 1, 2013 and Revised June 20, 2016
3. SEPA Mitigated Determination of Nonsignificance and Addendum, September 25, 2013 and July 21, 2016
4. AAS13-00002 Adjustment of Tree Retention Requirements Adjustment of Setbacks Requests, Revised March 15, 2016
5. Transportation Concurrency Certificate, Revised September 17, 2013

XII. Exhibits

1. Land Use Permit Application, May 1, 2013 and Revised March 15, 2016
2. Design Criteria Narrative, May 1, 2013 and Revised March 15, 2016
3. Geotechnical Report and Addendum, submitted May 1, 2013 dated December 7, 2010
4. SEPA Checklist, May 1, 2013
5. SEPA Checklist Addendum, July 14, 2016
6. Affidavit of Service Mailing for ASDP13-00007, AAS13-00002 and AAS13-00003, June 11, 2013
7. Providence Point Neighborhood Meeting Sign-in Sheet, July 29, 2013

XIII. Conditions of Approval

Nothing in this set of Conditions of Approval shall be interpreted to excuse the applicant from meeting all of the requirements of the City of Issaquah Comprehensive Plan, the Issaquah Land Use Code, the International Building Code, the City's Street Standards and other regulatory instruments used by the City to ensure public welfare, health and safety.

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- 1 The west boundary of the subject site is adjacent to existing residences in the Providence Point retirement community. To mitigate for visual impacts and to address compatibility between the adjacent land uses, the applicant shall landscape the 20-foot rear yard building setback with dense, sight-obscuring landscaping.

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- 2 A planting plan for the stream buffer enhancement area shall be submitted by the applicant and approved by the City prior to issuance of construction permits. The following measures shall apply to the stream buffer enhancement plan:
 - Plant species shall be native (no cultivars), and appropriate for stream buffers and site conditions.
 - The enhancement plan shall meet standards of the King County Critical Areas Mitigation Guidelines for the planting density and performance standards.
 - The applicant shall provide an as-built plan of the stream buffer enhancement and the consulting biologist shall verify in writing that the planting has been installed per plan.
 - A 5-year monitoring/maintenance period is required. The applicant shall provide a bond amount equal to 50% of the cost of plants and the 5-year monitoring/maintenance cost.
 - Landscaped areas adjacent to the stream buffer shall also be planted with native plant species.
 - 3 The proposed senior housing would have a direct relationship and services provided at the existing Spiritwood Assisted Living Facility. The applicant shall provide a safe walking route for senior residents to access the Spiritwood Assisted Living Facility.
 - 4 The applicant should mitigate for potential impacts on public services with a voluntary contribution for the General Government Buildings and Police Mitigation Fees. Applicant objections to the voluntary payment should be made during the SEPA comment period. The mitigation fee is to be paid prior to issuance of building permits and the actual fee amount is determined at that time.
 - 5 The trail alignment and construction shall not impact existing trees and construction methods shall minimize clearing of shrubs and understory plants. Disturbed areas resulting from construction shall be restored with native plants.
 - 6 The stream crossing requires a Hydraulic Project Approval (HPA) from the Washington Department of Fish and Wildlife (WDFW). The applicant shall provide a copy of the HPA prior to issuing construction permits.
 - 7 Construction details of the stream crossing shall meet standards in IMC18.10.775.A. The construction details will be reviewed with construction permits.
 - 8 Any pedestrian walkway, including the boardwalk, terminating at a curb shall provide a ramp with tactile warning strips or other similar surface. Walkways shall also navigate the change in grade where they cross rockeries, so that there is not an uneven path (bump) or excessive slope in the walkway.
 - 9 The boardwalk must be at least five (5) feet wide, excluding vehicular overhang, displays, handrails if necessary, and storage. The boardwalk must also connect to pedestrian facilities, such as the shared surface driveway on-site and a sidewalk on the adjacent property to the east (3607 228th Ave. SE).
 - 10 The driveway shall be signed "No Parking – Fire Lane." Sign locations shall be noted and reviewed with the site work permit. Do not paint curbs red, without City approval.

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- 11 The applicant shall submit a lighting plan and site photometric measurements with the site work permit and landscape plans. The lighting plan shall comply with the requirements in IMC 18.07.107, Outdoor Lighting. The lighting plan shall include:
 - identification of specific lighting areas as required by the IMC;
 - lighting type, including product specification sheets or representative photos of lighting fixtures proposed;
 - lighting photometrics for the entire site;
 - location, spacing and height of light fixtures in relation to trees, walkways and parking areas; and provisions to minimize glare and light spillover onto nearby properties.
 - 12 Fall protection for pedestrians is required for drops in elevation in excess of two and one-half (2 ½) feet within five (5) feet of pedestrian areas.
 - 13 A covenant or land use agreement is required prior to the Certificate of Occupancy for any building. It shall remain in effect for the life of the structures. It shall stipulate that if the use of the property should change to a use other than senior housing, the property shall revert to its underlying zoning and density restrictions; parking requirements and any existing structure shall be brought into conformance to the underlying zoning. The covenant or land use agreement shall restrict the occupancy of senior housing units to persons 55 years of age or older with the following exceptions:
 - A spouse under 55 years of age married to one over fifty-five (55) years of age.
 - A child over 18 years of age residing with at least one (1) parent or grandparent over 55 years of age.
 - Adults under 55 years of age if their presence is required to assist an occupant over 55 years of age.
 - Adults of any age who are related to, or on the basis of friendship desire to live with, an occupant who is 55 years or older.
 - 14 Two (2) bicycle stalls are required to be located in a publically visible location.
 - 15 A guardrail or other barrier for vehicles is required for drops in excess of six (6) feet in proximity to vehicular surfaces.
 - 16 Light fixtures locations, the mature canopy size of street trees and clearance dimensions from emergency access shall be shown on the site work permit and the landscape plans. Lighting and landscape shall be located outside the clear zone for emergency vehicles. The height of the light pole and fixture shall be 14 feet in height if within the emergency vehicle clear zone to maintain clearance from emergency vehicles. Light fixture product specifications must be provided with the landscape plan submittal and all light fixtures shall be of a high quality material.
 - 17 Mailbox locations shall be approved by USPS and shall be shown on the site work permit.
 - 18 Ground mounted mechanical and electrical utility boxes shall be screened in accordance with the requirements of IMC 18.12.130.D and shall be shown on the site work permit. While not shown in

the preliminary plans, all mechanical equipment shall be screened as required by the code. Mechanical equipment may be required to be and requires a Type 1 landscaping a minimum of five (5) feet wide. Access doors for large utility boxes shall not face high traffic pedestrian areas and public right-of-way. Ground-mounted mechanical and electrical utility boxes should be clustered together to the extent possible and screened with a fence and/or Type 1 landscape screening. Mechanical and electrical utility boxes should be located as far back from pedestrian paths and provided with adequate space for landscape screening. Final locations, sizes and types of mechanical and electrical utility boxes shall be shown graphically - with adequate notation regarding their heights, sizes and materials - on the site work permit and landscape plans. Approval of site work permit and landscape plans will be contingent on meeting the requirements of IMC 18.12.130.D.

- 19 A landscape permit or landscape plans as part of the site work permit is required to be submitted prior to approval and issuance of the building permit associated with the project. The landscape permit or plans shall demonstrate how the proposed landscape design, planting areas, plant types and site improvements meet the minimum standards established in IMC 18.12. The plans shall be drawn to scale and contain the information identified in IMC 18.12.050.B, Content at a minimum and comply with the submittal requirements in IMC 18.12.050.A.
- 20 Ground covers, shrubs and trees shall be sized and spaced as required by IMC 18.12.140.G. For instance the groundcover detail shown in the proposal is incorrect and should have plant spacing of 12 or at 18 inches on center, as applicable. Additionally, the shrub detail should have a planting hole three (3) times the diameter the of the root ball.
- 21 The landscape plans shall tabulate the number of retained trees, the number of new trees and the total number of trees proposed as part of the development outside the Native Growth Protection Easement (NGPE) and its buffers (retained plus new). The developable site area is 50,759 square feet (80,222 square feet for entire lot less 29,463 square feet of NGPE equals 50,759 square feet) and at least 41 trees are required to meet the minimum tree density (4 trees per 5,000 square feet of developable site area).
- 22 Landscaping along the driveway shall include trees to enhance the streetscape as the driveway is shared between cars and pedestrians. Trees should be evergreen, since most of the new trees in the interior of the development are deciduous. Based on the ultimate size available for plantings in between the duplexes and the mature dripline width and spread of the following trees, possible options include: Arizona cypress, dwarf Alberta spruce, skyrocket juniper, golden Japanese cedar, weeping giant redwood or Irish yew. The dripline of any proposed tree shall not exceed the ground space available. Street trees shall be located in between buildings where street lights are not proposed and shall be setback enough to maintain the emergency vehicle clear zone. Trees along the driveway shall also maintain vehicle sightlines.
- 23 Tree Preservation - No trees are to be damaged or removed, except as shown on approved plans and as approved by AAS13-00002 as noted in Condition 37.

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- 24 Approved tree protection measures must be in place prior to any other construction or demolition activities. They may be installed in conjunction with limits of clearing and grading delineation. The protection measures shall be delineated on the site work permit.
 - 25 The limits of clearing and grading shall be reviewed with the site work permit. Limits shall not encroach in to the dripline of any tree proposed for retention, including trees located off site.
 - 26 No signs are approved with this land use permit. Signs shall be permitted separately according to IMC 18.11.
 - 27 The 2015 building codes went into effect on July 1, 2016.
 - 28 Exterior side property line walls shall be one-hour fire-resistance rated and have opening protection as required by Chapter 3, 2012 IRC. The minimum side set back between buildings is 6 feet. The minimum setback to an assumed property line for window openings and walls is three (3) feet. The exterior walls between the buildings must be one-hour rated assembly. Please indicate the dimensions between buildings on the site plan sheets. If the dimension between buildings is less than six (6) feet then window openings are not allowed.
 - 29 A foundation soils report by a licensed WA state geotechnical engineer will be required at the time of building permit submittal.
 - 30 For the purposes of determining the required wall and opening protection and roof-covering requirements, buildings on the same lot shall be assumed to have an imaginary line between them. Where a new building is to be erected on the same lot as an existing building, the location of the assumed imaginary line with relation to the existing building shall be such that the exterior wall and opening protection of the proposed buildings.
 - 31 Surface water and water quality design are required to follow the applicable 2009 King County Surface Water Design Manual, and 2011 City of Issaquah Addendum to the manual.
 - 32 The ownership and maintenance of the stormwater structure shall be private. The City shall review both proposed and recorded language of the maintenance agreement or covenant of said structure to ensure clarity of maintenance responsibility and access to the structure prior to Certificate of Occupancy for any building.
 - 33 Sammamish Plateau Water and Sewer District has purview over permitting water and sewer systems in this area. The applicant is required to obtain a permit from that entity as well as pass final inspection prior to granting of Certificate of Occupancy for any building.
 - 34 Address/Monument sign required to show address of new building. Sign shall be posted at 228th and driveway intersection.
 - 35 One and two family dwelling structures that exceed 5,000 square feet (this number includes the garage) shall have fire sprinklers installed per NFPA 13-D as per city ordinance. Submit for a Fire permit.

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- 36 Fire flow shall be provided to Eastside Fire & Rescue for approval. If structure exceeds 3,600 square feet (including garage) fire flow shall be 1,750 gallons per minute (GPM). If under 3,600 square feet 1,000 GPM is required.
- 37 The site work permit, including landscaping shall be issued with or prior to the issuance of any building permit. The Certificate of Occupancy for the last building shall not be granted without a passed final inspection for the site work permit, including landscape and associated bonding.
- 38 No additional trees may be removed other than those shown on Sheet 2 of 12 of Attachment 2 Plans, Elevations and Renderings and T-45 (8 inch cedar), T-51A (6 inch Douglas fir), T-52 (48 inch Douglas fir), T-56 (12 inch cedar), T-58 (18 inch Douglas fir) that staff has determined will be negatively affected by the proposed retaining wall in order to comply with the allowed modification.
- 39 Root barriers are necessary where the dripline of new, mature trees will extend beyond paved surfaces.

Appendix 2, Design Criteria Checklist

Instructions: This checklist is used to review a project proposal's consistency with the City's development standards design criteria for Level 0, 1, 2, 3, 4, 5 and 6 Review. This checklist information, provided by the Planning Director/Manager (Level 0, 1 and 2) or the Development Commission (Level 3, 5 and 6) or the Hearing Examiner (Level 4) to the applicant is intended to be clear direction on the conditions necessary for design approval of the project's finalized application. It is understood that a Level 0, 1, 2 and 3 Review shall receive more detailed and specific direction provided by the Planning Director/Manager (Level 0, 1 and 2) or Development Commission (Level 3) regarding design criteria than a Level 5 or 6 Review due to the larger size and scope of a Level 5 Review.

1. **Conditions of Approval.** If the design criteria has not been addressed to the satisfaction of the Planning Director/Manager (Level 0, 1 and 2) or Development Commission (Level 3 and 5) or Hearing Examiner (Level 4), clear written direction shall be identified as to how the project can meet the specific design criteria in the column titled "Conditions of Approval."
2. **Acceptable.** If the design criteria has been addressed on the current site plan to the satisfaction of the Planning Director/Manager (Level 0, 1 and 2) or Development Commission (Level 3, 5 and 6) or Hearing Examiner (Level 4), the date of that site plan shall be listed in the column "Acceptable" so that there is clear direction to the applicant for the final application.
3. **N/A** = "Not Applicable to this project."

IMC 18.07 Appendix 2 Design Criteria Checklist		Conditions of Approval	Acceptable	N/A
A. Site Layout and Overall Design Concepts				
1.	Building Location: Building locations and their orientation to one another provide for pedestrian/people areas such as courtyards, plazas, pocket parks, etc.		3-17-16	



ASDP13-00007 Cottages at Spiritwood

IMC 18.07 Appendix 2 Design Criteria Checklist		Conditions of Approval	Acceptable	N/A
	Staff comments: Refer to AAS13-00003 in the Notice of Decision for staff's analysis.			
2.	Energy Efficient Design: The project is oriented to receive maximum winter sun benefit and uses architectural features and/or landscaping to screen summer sun. Staff comments: Taller trees will be either retained or planted along the west and south perimeters, while smaller deciduous and evergreen trees will be planted in the interior of the project..		4-27-16	
3.	Functional Site Design: Design and layout of the buildings, parking areas, pedestrian areas, landscape and open areas are conducive to the existing topography and existing features of the site. Parking areas are designed so that they function well with the overall site design; for instance, parking areas provide safe and efficient nonmotorized movement, and traffic flow is predictable within the designated parking areas and driveways.	8. Any pedestrian walkway terminating at a curb shall provide a ramp with tactile warning strips or other similar surface. 9. The boardwalk must be at least five (5) feet wide, excluding vehicular overhang, displays, and storage. 10. The driveway shall be signed "No Parking – Fire Lane." Sign locations shall be noted and reviewed with the site work permit. 12. Fall protection is required for drops in elevation in excess of two and one-half (2 ½) feet within five (5) feet of pedestrian areas.		
4.	Lighting:			
	a. Lighting standards and fixtures are of a design and size compatible with the general character of	16. Light fixtures locations, the mature canopy size of street trees and clearance dimensions		


ASDP13-00007 Cottages at Spiritwood

IMC 18.07 Appendix 2 Design Criteria Checklist		Conditions of Approval	Acceptable	N/A
	the building and adjacent areas, including other lighting standards/fixtures. Design compatibility includes the following lighting standard/fixture characteristics: architectural style, standard/fixture color, light color, decoration, material, placement, texture and shape.	from emergency access shall be shown on the site work permit and the landscape plans. Lighting and landscape shall be located outside the clear zone for emergency vehicles. The height of the light pole and fixture shall be 14 feet in height if within the emergency vehicle clear zone to maintain clearance from emergency vehicles. Light fixture product specifications must be provided with the landscape plan submittal and all light fixtures shall be of a high quality material.		
	b. Lighting complies with IMC 18.07.107 , Outdoor lighting.	<p>11. The applicant shall submit a lighting plan and site photometric measurements with the site work permit and landscape plans. The lighting plan shall comply with the requirements in IMC 18.07.107, Outdoor Lighting. The lighting plan shall include:</p> <ul style="list-style-type: none"> • identification of specific lighting areas as required by the IMC; • lighting type, including product specification sheets or representative photos of lighting fixtures proposed; • lighting photometrics for the entire site; • location, spacing and height of light fixtures in relation to trees, walkways and parking areas; and provisions to minimize glare and light spillover onto 		

ASDP13-00007 Cottages at Spiritwood

IMC 18.07 Appendix 2 Design Criteria Checklist		Conditions of Approval	Acceptable	N/A
		nearby properties.		
5.	Natural Setting – Views: The relationship of the natural setting of the valley and surrounding mountains is used to enhance the overall design and layout of the plan in the following ways:			
	a. Hillside Design: Structures built on hillsides are designed so that they blend into the hillside to minimize their visible impact to surrounding areas. The ridgeline of the hillside is not broken by any structures, lighting standards/fixtures, or loss of vegetative cover. Methods to integrate the structure into the hillside include: height control; colors that are muted instead of brilliant or bright colors; maintenance of existing trees to the greatest extent possible; and/or other appropriate methods.			
	b. Primary Views: Public views of Mount Rainier, Cougar, Squak and Tiger Mountains are not blocked; for example, the view of Mount Rainier from Rainier Blvd. and the railroad ROW pathway should remain unobstructed.			
6.	Existing Vegetation/Topography Features: Existing vegetation, topography and other features of the site are preserved and integrated into the		6-20-16	

ASDP13-00007 Cottages at Spiritwood

IMC 18.07 Appendix 2 Design Criteria Checklist		Conditions of Approval	Acceptable	N/A
	<p>overall site design. Suitable existing vegetation shall be preserved, and measures to assure its preservation shall be provided.</p> <p>Staff comments: <i>The west and south perimeter will contain retained, mature trees as well as new trees. Additionally, the critical area to the east will remain treed and vegetated. These will be the primary views from the units.</i></p>			
7.	<p>Historical/Cultural Landmarks: Historical and cultural landmarks, and Issaquah Treasures (as adopted by Resolution 93-15) are preserved and integrated into the overall site design.</p>			
B. Landscape Design and Use of Plant Materials				
1.	<p>Design Elements: Architectural screens, fountains, and pavings of wood, brick, stone, gravel and/or other similar methods and materials are used in conjunction or combination with plant materials (or in place of plant materials where planting opportunities are limited).</p> <p>Staff comments: <i>The landscape areas are predominantly pervious, with little hardscape. There is a natural path around the perimeter of the development that will not be paved, but may be compacted gravel.</i></p>		6-20-16	
2.	<p>Design Unity: Unity of design is achieved through</p>		6-20-16	

ASDP13-00007 Cottages at Spiritwood

IMC 18.07 Appendix 2 Design Criteria Checklist		Conditions of Approval	Acceptable	N/A
	<p>repetition of certain plant varieties and other materials and by correlation with adjacent developments.</p> <p>Staff comments: <i>The applicant is proposing a mix of native trees and vegetation that blend in with the retained tree stands, including that existing and proposed in the critical area and buffer.</i></p>			
3.	Enhanced Design:			
	<p>a. The landscape design of the site strengthens vistas and important focal points, provides for both solar exposure and shading where desirable, and retains significant existing vegetation.</p> <p>Staff comments: <i>The west, south and east boundaries of the development include new and retained, mature trees. They also include a mix of evergreen and deciduous trees, shrubs and groundcover.</i></p>			
	<p>b. Trees and shrubs are planted in parkways or paved areas where building sites limit plantings.</p>	<p>22. Landscaping along the driveway shall include trees to enhance the streetscape as the driveway is shared between cars and pedestrians. Trees should be evergreen, since most of the new trees in the interior of the development are deciduous. Based on the ultimate size available for plantings in between the duplexes and the mature</p>		

ASDP13-00007 Cottages at Spiritwood

IMC 18.07 Appendix 2 Design Criteria Checklist		Conditions of Approval	Acceptable	N/A
		dripline width and spread of the following trees, possible options include: Arizona cypress, dwarf Alberta spruce, skyrocket juniper, golden Japanese cedar, weeping giant redwood or Irish yew. The dripline of any proposed tree shall not exceed the ground space available. Street trees shall be located in between buildings where street lights are not proposed and shall be setback enough to maintain the emergency vehicle clear zone.		
	b. Parking areas and traffic ways are enhanced with landscaped areas that contain trees and tree groupings (see also “Nonmotorized and Vehicular Areas – Design – Parking Areas”).	See Condition 22 above.		
4.	<p>Usable Open Space Design: The usable open space includes significant areas which have aesthetic value and/or value for recreational purposes and is easily accessible to the users of the development and to the general public (in cases where the open space has been dedicated), unless this guideline conflicts with the purpose and intent of the critical areas regulations.</p> <p>Staff comments: Each unit has its own front and back porch. Additionally, a walking trail around the units and a boardwalk across the critical area</p>		6-20-16	

ASDP13-00007 Cottages at Spiritwood

IMC 18.07 Appendix 2 Design Criteria Checklist		Conditions of Approval	Acceptable	N/A
	<i>connect the development to the main Spiritwood building.</i>			
5.	Plant Materials – Selection:			
	<p>a. Appearance/Maintenance: Plant materials are selected for their structure, texture, and color as well as their ultimate growth and ease of maintenance.</p> <p>Staff comments: <i>The plant materials proposed have a compatible structure with site and building design.</i></p>		6-20-16	
	<p>b. Noxious or Destructive: Plant materials used for landscaping purposes are not destructive to sewer or water systems, sidewalks, building foundations or any other structure or utility. Noxious weeds and other plant materials including purple loosestrife and invasive species of ivy are not utilized in landscape planting plans.</p> <p>Staff comments: <i>The applicant is proposing to remove invasive species in the developable site area and buffer enhancement area.</i></p>		6-20-16	
	<p>c. Safety: Alder trees, cottonwood trees or other trees that typically grow very quickly, have weak trunks and branches and are</p>		6-20-16	

ASDP13-00007 Cottages at Spiritwood

IMC 18.07 Appendix 2 Design Criteria Checklist		Conditions of Approval	Acceptable	N/A
	<p>prone to falling are not proposed for planting in parking areas, next to buildings or other structures or in any pedestrian-oriented area. Tree selection and placement should not diminish required outdoor lighting illumination of the intended pedestrian areas and parking lots. Tree selection and placement may be used to screen lighting from adjacent properties or downgrade viewing.</p> <p>Staff comments: <i>Tree selection is acceptable. Larger retained trees in the west and south setbacks will assist in screening lighting within the development. Additionally, three (3) overhead full cutoff fixtures are proposed to provide light on the internal driveway, thereby reducing the opportunity for any light spillover. All lighting must meet the illuminations levels required by the code.</i></p>			
C. Design Harmony and Compatibility				
1.	<p>Accessory Structures: Street furniture, mailboxes, kiosks, lighting standards/fixtures, and accessory structures located on private property, public ways and other public properties are designed as part of the architectural concept of the building and landscape design.</p> <p>Staff comments: <i>All accessory structures,</i></p>		5-20-13	



ASDP13-00007 Cottages at Spiritwood

IMC 18.07 Appendix 2 Design Criteria Checklist		Conditions of Approval	Acceptable	N/A
	<i>including the trash/storage room and mailboxes, are designed as part and are compatible with the architecture of the buildings.</i>			
2.	Building Materials/Components:			
	<p>Scale: Building components, such as windows, doors, eaves, parapets, and signage have the same proportions, scale and relationship to one another. Building materials shall incorporate fire protection and emergency services access.</p> <p>Staff comments: <i>Building components, including windows, doors, eaves, and building modulation are in proportion to one another and incorporate fire protection and emergency service access.</i></p>		3-17-16	
	<p>b. Durability/Maintenance: Materials and finishes are selected for their durability and wear. Proper measures and devices are incorporated for protection against the elements, neglect, damage, and abuse. Configurations that tend to catch and accumulate debris, leaves, trash, and dirt should not be used.</p> <p>Staff comments: <i>At this stage of concept design, no detailed information is available to determine whether there are areas or parts of the building that will accumulate debris, leaves, trash or dirt. However, the applicant has their own operational requirements that will ensure this.</i></p>		3-17-16	





ASDP13-00007 Cottages at Spiritwood

IMC 18.07 Appendix 2 Design Criteria Checklist		Conditions of Approval	Acceptable	N/A
3.	<p>Compatibility: The proposed development is designed and oriented to be compatible with existing permitted land uses adjacent to the site and with the surroundings, both manmade and natural. Elements influencing compatibility include but are not limited to color, signage and lighting, size, scale, mass, and architectural style and design.</p> <p>Staff comments: <i>The proposed building materials include natural colors and materials that reflect craftsman style commonly found throughout the region and will blend in with the retained trees on the property. The proposed building design is compatible with the surrounding development.</i></p>		3-17-16	
4.	Design Components:			
	<p>1. Colors: Bright and/or brilliant colors are used only minimally for accent.</p> <p>Staff comments: <i>No bright colors are proposed on buildings.</i></p>		3-17-16	
	<p>b. Modulation: Modulation has been incorporated in the overall design to reduce the bulk and mass of the building(s).</p> <p>Staff comments: <i>The buildings are well-modulated, as shown in the perspective drawings. Modulation techniques used include recessing</i></p>		3-17-16	


ASDP13-00007 Cottages at Spiritwood

IMC 18.07 Appendix 2 Design Criteria Checklist		Conditions of Approval	Acceptable	N/A
	walls and using different materials to break up the facades into multiple horizontal planes.			
	<p>c. Facade: Articulate the different parts of a building's facade by use of color, arrangement of facade elements, or a change in materials.</p> <p>Staff comments: Most of the building façade is articulated using a change in colors, different textures and materials.</p>		3-17-16	
	<p>d. Ground Level: Avoid blank walls at the ground level. Utilize windows, trellises, wall articulation, arcades, changes in materials, or other features.</p> <p>Staff comments: Wall articulation, differing materials and landscaping are used to avoid blank walls at the ground level.</p>		3-17-16	
	e. Large Structures: Large dominating structures should be broken up by creating horizontal emphasis through use of trim, adding windows or other ornamentation, use of colors, and landscape materials.			
	f. Corporate Style: The use of standard "corporate" architectural style associated with chain-type business is strongly discouraged.			
5.	Signage:	26. No signs are approved with this land use permit. Signs shall be permitted separately		

ASDP13-00007 Cottages at Spiritwood

IMC 18.07 Appendix 2 Design Criteria Checklist		Conditions of Approval	Acceptable	N/A
		according to IMC 18.11.		
	a. Architectural Element: Every sign is designed as an integral architectural element of the building and site to which it principally relates; lighting of signage is compatible with the architectural character of building; and is compatible with signs on adjoining premises.			
	b. Graphic Elements: Graphic elements are held to the minimum needed to convey the sign's major message and are composed in proportion to the area of the sign face.			
	c. Materials: The colors, materials, and lighting are held to the minimum needed to convey the sign's major message and are composed in proportion to the area of the sign face.			
	d. Scale/Proportion: Every sign is of compatible scale and proportion in design and visual relationship to buildings and surroundings.			
6.	Transition:			
	a. The proposed development transitions well with adjoining, permitted land uses through architecture and landscaping in conformance		3-17-16	


ASDP13-00007 Cottages at Spiritwood

IMC 18.07 Appendix 2 Design Criteria Checklist		Conditions of Approval	Acceptable	N/A
	with allowable setbacks. Staff comments: See previous staff comments on "Compatibility."			
	b. Conflicting Architectural Styles: In applicable cases, structures are made compatible with adjacent buildings of conflicting architectural styles by such means as screens and site breaks, or other suitable methods and materials. Staff comments: <i>The proposed building style is compatible with adjacent buildings. See also previous staff comments on "Compatibility"</i>		3-17-16	
7.	Projects with Multiple Structures: Variable siting of individual buildings, heights of buildings, building modulation or other methods are used in order to prevent monotonous design. Staff comments: <i>Each building is modulated to prevent monotonous design.</i>		3-17-16	
D. Nonmotorized and Vehicular Areas				
1.	Barrier-Free: The location of the handicap access ramp is in close proximity to designated parking space(s).	8. Any pedestrian walkway terminating at a curb shall provide a ramp with tactile warning strips or other similar surface.		
2.	Circulation/Trail Access: Linkages for safe circulation for pedestrians and bicycles are provided within the site, and connect adjoining	3. The proposed senior housing would have a direct relationship and services provided at the existing Spiritwood Assisted Living		

ASDP13-00007 Cottages at Spiritwood

IMC 18.07 Appendix 2 Design Criteria Checklist		Conditions of Approval	Acceptable	N/A
	existing or proposed sidewalks and bicycle paths. Developments, including single family subdivisions, maintain trail access to existing and established trails through dedication of public easements.	Facility. The applicant shall provide a safe walking route for senior residents to access the Spiritwood Assisted Living Facility.		
3.	Design – Parking Areas: Vehicle parking areas are designed into the project in a manner that screens the majority of the parking area from both the public and the building occupants. Methods for limiting the visibility of the parking area to the surrounding area include: orienting parking areas away from building and pedestrian areas; placing the building adjacent to the main roadway, with parking behind the building; screening parking areas with intensive landscape barriers which provide solid screening during all seasons; using wooden fencing, berms or other solid method of screening; and/or other creative means. Staff Comments: <i>Parking is provided in individual garages.</i>		5-20-13	
4.	Public Access – Adjacent to Site: In areas where lakes, parks and scenic or shared use corridors and other recreational areas are adjacent to the project boundaries, public access is encouraged and enhanced in an environmentally sensitive manner beyond the predevelopment status. Staff Comments: <i>A boardwalk across the critical area is proposed that links the main Spiritwood</i>		7-6-16	

ASDP13-00007 Cottages at Spiritwood

IMC 18.07 Appendix 2 Design Criteria Checklist		Conditions of Approval	Acceptable	N/A
	<i>building to this project.</i>			
5.	Public Access – Within Site: In nonresidential projects, provisions are made for public access to any lakes and to scenic corridor areas within a site. The access is environmentally sensitive in design.			
6.	Trail and Nonmotorized Facility Design: Pedestrian and bicycle paths are designed to limit conflicts between motorized and nonmotorized modes, by providing a separated walkway system, bicycle facilities, permanent markings, and other methods. Trails or other nonmotorized facilities should use features such as setbacks, landscaping, fencing, grade separation, and sight lines to maximize the privacy provided to any adjacent single family homes.	1. The west boundary of the subject site is adjacent to existing residences in the Providence Point retirement community. To mitigate for visual impacts and to address compatibility between the adjacent land uses, the applicant shall landscape the 20-foot rear yard building setback with dense, sight-obscuring landscaping.	7-6-16	
7.	Transition of Design Elements and Amenities: The site plan provides a desirable transition in relation to the streetscape, including adequate planting, safe nonmotorized movement, and parking areas.	8. Any pedestrian walkway terminating at a curb shall provide a ramp with tactile warning strips or other similar surface. 10. The driveway shall be signed “No Parking – Fire Lane.” Sign locations shall be noted and reviewed with the site work permit. 22. Landscaping along the driveway shall include trees to enhance the streetscape as the driveway is shared between cars and pedestrians. Trees should be evergreen, since most of the new trees in the interior of		


ASDP13-00007 Cottages at Spiritwood

IMC 18.07 Appendix 2 Design Criteria Checklist		Conditions of Approval	Acceptable	N/A
		the development are deciduous. Based on the ultimate size available for plantings in between the duplexes and the mature dripline width and spread of the following trees, possible options include: Arizona cypress, dwarf Alberta spruce, skyrocket juniper, golden Japanese cedar, weeping giant redwood or Irish yew. The dripline of any proposed tree shall not exceed the ground space available. Street trees shall be located in between buildings where street lights are not proposed and shall be setback enough to maintain the emergency vehicle clear zone.		
E. Service and Storage Areas				
1.	Screening – Service Yards and Outdoor Storage: Service yards, machinery storage, other storage areas, dumpster/recycling areas and other places which tend to be unsightly are screened through the use of walls and/or fencing of solid material, softened or accented by plantings. The height of the walls/fencing shall be six (6) feet in height, or at least the height of the items to be screened. Screening will be effective in both winter and summer. For example, in the IC zone, although both would be softened by plantings, a six (6) foot solid fence/wall may be preferable to a		3-17-16	

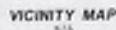
ASDP13-00007 Cottages at Spiritwood

IMC 18.07 Appendix 2 Design Criteria Checklist		Conditions of Approval	Acceptable	N/A
	<p>twelve (12) foot solid wall/fence which completely screens heavy machinery since the adjacent uses could be “intensive commercial” as well.</p> <p>Staff Comments: <i>Trash is wholly contained within a separate building.</i></p>			
2.	<p>Screening – Mechanical Equipment: Mechanical equipment is completely screened. Screening will be effective in both winter and summer. Examples of mechanical equipment include electrical transformer pads and vaults, communication equipment, and other utility hardware on roofs, grounds or buildings.</p>	<p>18. Ground mounted mechanical and electrical utility boxes shall be screened in accordance with the requirements of IMC 18.12.130.D. While not shown in the preliminary plans, all mechanical equipment shall be screened as required by the code. Mechanical equipment may be required to be and requires a Type 1 landscaping a minimum of five (5) feet wide. Access doors for large utility boxes shall not face high traffic pedestrian areas and public right-of-way. Ground- mounted mechanical and electrical utility boxes should be clustered together to the extent possible and screened with a fence and/or Type 1 landscape screening. Mechanical and electrical utility boxes should be located as far back from pedestrian paths and provided with adequate space for landscape screening. Final locations, sizes and types of mechanical and electrical utility boxes shall be shown graphically - with adequate notation regarding their heights, sizes and</p>		

ASDP13-00007 Cottages at Spiritwood

IMC 18.07 Appendix 2 Design Criteria Checklist		Conditions of Approval	Acceptable	N/A
		materials - on the site work permit and landscape plans. Approval of site work permit and landscape plans will be contingent on meeting the requirements of IMC 18.12.130.D.		
3.	Screening – Display Areas: Outdoor display areas for vehicles, other equipment for sale or rent, or live plant material are landscaped in a manner that breaks up the mass of pavement or displayed items but need not be landscaped to have the same screening effect required for a service or storage area.			

SE 1/4, SECTION 09, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
ISSAQUAH, WASHINGTON 98027



LIT IS AN OFFICE OF INDIANAS LOT THE ADJUTANT
PLANS-CHIEF AS BEING IN THE END OF PLATE, PAPER
IN A AND HAS UNDER SOME COUNTY RECORDS BOUND
RECORDS

1. A PLAT OF THE MAP SUBMITTED IN RESPONSE TO THE REQUESTED JULY 2016, SHOWS A ROAD LANE BUT DOES NOT SHOW THE PLANNED IMPROVEMENTS. CHANGES REQUESTED FOR THE ROAD AND TRAFFIC PATTERNS OF THE PLAT ON MAP NO. 16-000.

2. LEGAL DESCRIPTION AND EXISTING EASEMENTS ARE PROVIDED BY THE PLAT UNDER TITLE AND EASEMENTS. SERVICES PLAT NUMBER 16-0000.

3. NAME OF ROAD IN THE EAST END OF THE PLAT IS LOCATED ON 1-14-16 PLAT NO. 16-000.

4. APPROVED IN NAME IN THE PLANNED EASEMENTS. ROAD NAME USED TO CARRY AND/OR AROUND THE PLAT.

CITY OF BROWARD COUNTY PLAT NO. 16-0000
FOR EASEMENTS AND EASEMENTS
CITY OF BROWARD COUNTY PLAT NO. 16-0000
CITY OF BROWARD COUNTY PLAT NO. 16-0000

BRANDON STATE PLANT COMMUNITY SURVEY, NORTH ST. JOHNS RIVER BASIN, 1992. THE SURVEY WAS CONDUCTED ON THE EAST QUARTER CORNER OF SECTION 9, T12N, R12E, S12E, AND THE WEST QUARTER CORNER OF SECTION 9, T12N, R12E, S12E, AND THE WEST QUARTER CORNER OF SECTION 9, T12N, R12E, S12E.

DRAWING	SHEET
COVER SHEET	1
EXISTING SITE SURVEY	2
CIVIL SITE PLAN	3
SITE PLAN A-1	4
SITE PLAN A-2	5
OPTION A & STORAGE FLOOR PLAN A-3.1A	6
OPTION A & STORAGE ELEVATIONS A-3.1A.1	7
OPTION A & STORAGE EXTERIOR ELEVATIONS A-3.1A.2	8
BUILDING SECTIONS A-4.1	9
BUILDING SECTIONS A-4.2	10
NO BUILDING A-5	11
PRELIMINARY LANDSCAPE PLAN	12
SITE DETAILS	13
SITE OUTCROP	14
DRAINAGE PROFILES	15
GRADING PLAN	16
SPWSD SEWER PLAN	17
SPWSD WATER PLAN	18
SPWSD WATER PROFILES AND DETAILS	19
ROADSIDE PROFILES	20

CIVIL ENGINEER
 BRADLEY S. PROSSER, P.E., C.E.
 BRADLEY S. PROSSER, INC.
 1400 W. Main Street, Ste. 2
 Champaign, IL 61820
 Tel. (312) 244-2444

PERMITS REQUIRED:
 SITE DEVELOPMENT PERMIT
 EROSION PERMIT
 DRAINAGE PERMIT
 UTILITY PERMIT

REDUCTION AREA: 24
 MAXIMUM AREA = 100.00
 MIN. PERCENT = 10.00
 FLOOR LINE AREA = 100.00
 TOTAL = 100.00

MANAGEMENT AREA:
 AGRIC. AREA = 1447 SQ
 FOREST MANAGEMENT = 278-22
 TOTAL = 1725-22

ZONING: PD PROFESSIONAL OFFICE
 UBC BUILDING TYPE: TYPE III STRUCTURE
 UBC CLASSIFICATION: B-1
 CONSTRUCTION TYPE: MILD STEEL OR EQUIVALENT ENVIRONMENT
 GROSS SITE AREA: 10,400 SF @ 1.44 ACRES
 GROSS FLOOR AREA: 11,000 SF

RECEIVED
JUN 20 2016
CITY OF BIRMINGHAM

Year	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

THE COTTAGES AT SPIRITWOOD
COVER PAGE

ROJEJO, LLC
12600 SE 38TH STREET
SUITE 210, SAMMAMISH,
WA 98074

ENGINEERS • SURVEYORS
INSIDE CONSULTANTS, INC.



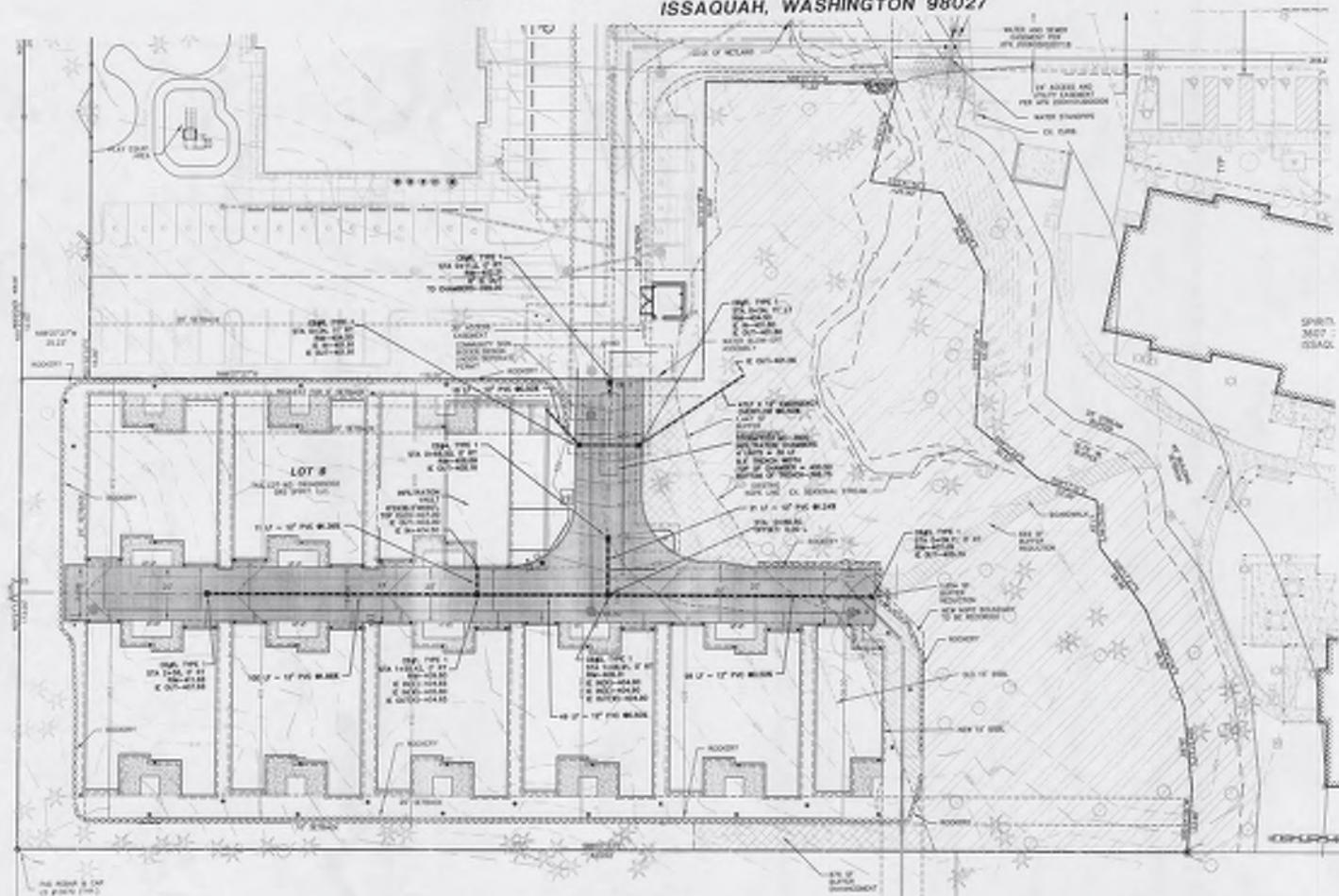
EASTMAN
KODAK SAFETY FILM

JUNE 2001 135357
 DATE 5/06
 FILM 135357
 COUNTRY USA
 ORDER NO. 135357
 ORDER DATE
 ORDER NO. 135357

2005 = 100

THE COTTAGES AT SPIRITWOOD
SITE DEVELOPMENT PERMIT

SE 1/4, SECTION 09, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
ISSAQUAH, WASHINGTON 98027



SURFACE AREA CALCULATIONS

GROSS SITE AREA: 60,342 SF

IMPERVIOUS AREA:

DRIVEWAY AREA = 2,500 SF	PERVIOUS AREA:
FLATROD AREA = 2,500 SF	LANDSCAPE AREA = 5,000 SF
WALKWAY AREA = 2,500 SF	ROOFTOP AREA = 2,500 SF
THATCH CALCULATED = 5,000 SF	IMPERVIOUS AREA = 10,000 SF
5,000 SF	

IMPERVIOUS PERCENTAGE: 16.5% (SEE ALLOWED)

PARKING CALCULATIONS

DRIVEWAY PAVING = 12

PERMITS REQUIRED:

- ASBESTOS ABANDONMENT PERMIT
- GRADING PERMIT
- SEWERING PERMIT
- UTILITY PERMIT
- LANDSCAPE PROJECT APPROVAL

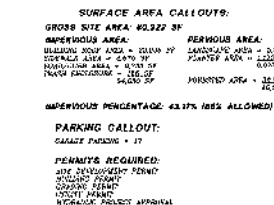
LEGAL DESCRIPTION:
LOT 2 OF CITY OF SEASIDE LOT LINE ADJACENT
PUBLISHED AS REFERENCE IN ORDER NO. OF PLATS, PAGE
294 AND 295, THOSE SAME COUNTY RECORDS NUMBER
RECORDED
IN THE COUNTY OF SAN JOSE, STATE OF CALIFORNIA

BASIS OF HEARING:
MADISON STATE PLANS COORDINATE FOSTER CARE, ADULT CARE, AND ADOPTED CHILDREN'S SERVICES TO PROVIDE A CONTINUOUS CARE SYSTEM FOR CHILDREN IN NEED OF CARE. THE STATE ADOPTED CHILDREN'S SERVICES WILL BE THE BASIS OF HEARING OF FOSTER CARE AND ADOPTED CHILDREN'S SERVICES. (MADISON STATE PLANS COORDINATE FOSTER CARE, ADULT CARE, AND ADOPTED CHILDREN'S SERVICES TO PROVIDE A CONTINUOUS CARE SYSTEM FOR CHILDREN IN NEED OF CARE.)

[illegible]

RECEIVED
JUN 20 2008
CITY OF SEASIDE

SE 1/4, SECTION 09, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
ISSAQUAH, WASHINGTON 98027



LOT 8 OF CITY OF BELLINGHAM LOT LINE ADJUTANT
PLAT MAPS AS RETURNED IN RECORDS NO. OF STATE PLATS
254 AND 265. WHICH KING COUNTY RECORDS NUMBER
2090000000.

SITUATE IN THE COUNTY OF KING STATE OF WASHINGTON

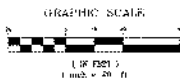
WASHINGTON STATE PLANT COMMUNITY SYSTEM NORTH ZONE
(See 33-11) KINGS MEAN THE SE CORNER OF SECTION 8, AND
THE EAST QUARTER CORNER OF SECTION 9 BEARS SURVEY'S
AND COUNTY CORNER MARKERS.

2237	2247
M=224285.72	M=221082.27
S=1243703.74	S=12436637.24

1. A FIELD SURVEY WAS PERFORMED IN NOVEMBER 2000
INITIALLY UTILIZING A BURNING AND TWO FIELD RECORDS
INITIAL PLANTING WITH SEVERAL CLASSES SURVEYING THE
MINIMAL ACTIVITY STANDARDS AS SET FORTH BY SAC
000-100

2. [2000] DESCRIPTION AND EASEMENT DOCUMENTS ARE
PROVIDED BY THE TAIHAN GROUP TITLE AND SETTLEMENT
SERVICES FIRM ATTACHED (000-551637)

8. BASIS OF HEARING IS THE EAST LINE OF THE SOUTHERN
SECTION OF 9-24-04 2 SQUARE METERS
9. DETERMINED TO BE IN THE FOLLOWING INSTANCES
WHICH WERE USED TO CALCULATE AND/OR ASCERTAIN THE
NOMINALLY 40 SQUARE METERS.
CITY OF SAGINAW STREET PLAT NO. 11401-00000
FOR SAGINAW CO. 2004-0000000000
CITY OF SAGINAW STREET PLAT NO. 11401-00000
FOR SAGINAW CO. 2004-0000000000

[illegible]

THE COTTAGES AT SPIRITWOOD
GRADING PLAN

ROJEJO, LLC
12600 SE 38TH STREET
SUITE 210, SAMMAMISH,
WA 98074

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.



JOB NO. 43007
DATE 3/78
SCALE 1"=20'
DESIGNED R.B.F.
DRAWN H.S.P.
CHECKED R.W.T.
APPROVED K.B.F.

SEWER CALLOUTS:

STA 000.07 SGE SGNP 00.00 W/LC=00.00 E=AC05.02	STA 100.08 SGE SGNP 00.00 W/LC=00.00 E=AC07.75	STA 200.09 SGE SGNP 00.00 W/LC=00.00 E=AC08.52
STA 010.15 SGE SGNP 00.00 W/LC=00.00 E=AC09.80	STA 110.18 SGE SGNP 00.00 W/LC=00.00 E=AC10.50	STA 210.16 SGE SGNP 00.00 W/LC=00.00 E=AC10.10
STA 020.71 SGE SGNP 00.00 W/LC=00.00 E=AC11.00	STA 120.62 SGE SGNP 00.00 W/LC=00.00 E=AC12.00	STA 220.67 SGE SGNP 00.00 W/LC=00.00 E=AC12.70
STA 030.84 SGE SGNP 00.00 W/LC=00.00 E=AC12.00	STA 130.73 SGE SGNP 00.00 W/LC=00.00 E=AC13.00	STA 230.78 SGE SGNP 00.00 W/LC=00.00 E=AC13.70
STA 041.21 SGE SGNP 00.00 W/LC=00.00 E=AC13.20	STA 141.23 SGE SGNP 00.00 W/LC=00.00 E=AC14.00	STA 241.16 SGE SGNP 00.00 W/LC=00.00 E=AC14.70
STA 051.65 SGE SGNP 00.00 W/LC=00.00 E=AC14.00	STA 151.27 SGE SGNP 00.00 W/LC=00.00 E=AC15.00	STA 251.27 SGE SGNP 00.00 W/LC=00.00 E=AC15.70

*NOTE

THE SHOWN VALVES DO NOT REQUIRE BACKDRIFT VALVES OR DRAINING TAPERS SINCE THE DRAINAGE FLUSH IS ONLY THE TOP OF THE SYSTEM. MANUAL BACKDRIFT VALVES UP TO 1/2" ARE INSTALLED AT THE UPSTREAM END OF THE CRAWLWAY CLOSEST TO THE CHALLENGER. THE DRAINAGE IS NOT RESPONSIBLE FOR TIGHT INSTALLATION, MAINTENANCE OR OPERATION. THE SIDE SLOPE FLUSH FOR A BILLBOARD WITH A BACKDRIFT VALVE SHALL INCLUDE A FULL RAMPING CLAUSE. THIS REMOVES THE DRAINAGE AND SLOPE. THE DRAINAGE ON COST WITH AN ACCESS FROM THE INSTALLATION AND OPERATION OF A BACKDRIFT VALVE IN THE SIDE SLOPE.

FIRE DEPARTMENT NOTES:

- [illegible]

ASSESSOR PARCEL NO.(S)

0267-0510/94/0005-0000\$05.00/0

FIRE DISTRICT:

THE DISTRICT OF COLUMBIA, D.C. HAS ADOPTED THE FOLLOWING:

VERTICAL DATUM: 5452.12

HORIZONTAL DATUM: NORTH AMERICAN DATUM 1983 (NAD 83)

SHEET INDEX


DRAWING

THE COTTAGES AT SPIRITWOOD SEWER PLAN
THE COTTAGES AT SPIRITWOOD WATER PLAN
THE COTTAGES AT SPIRITWOOD WATER PROFILES AND DETAILS
THE COTTAGES AT SPIRITWOOD SEWER PROFILES
STANDARD DETAILS-SEWER DETAILS
STANDARD DETAILS-SEWER DETAILS
STANDARD DETAILS-WATER DETAILS
STANDARD DETAILS-WATER DETAILS
STANDARD MATERIALS AND CONSTRUCTION NOTES
STANDARD MATERIALS AND CONSTRUCTION NOTES
STANDARD MATERIALS AND CONSTRUCTION NOTES

SHEET

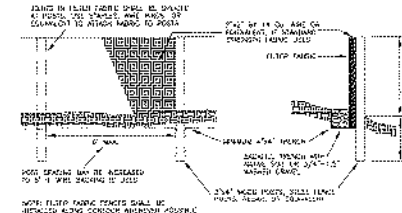
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SANMAMON PLATEAU WATER & SEWER DISTRICT
APPROVED FOR CONSTRUCTION

	ENGINEERS - SURVEYORS EASTSIDE CONSULTANTS, INC. <small>335 N.W. 41ST AVENUE, SUITE 200 MIAMI, FL 33127-3445 PH: (305) 576-2145 FAX: (305) 576-2146</small>	ARCON BUILDERS, LLC \$150 VILLAGE PARK DR. SE BELLEVUE, WA 98006	THE COTTAGES AT SPRITWOOD SEWER PLAN	REVISIONS BY DATE
	(THIS PLAN AND ALL THEREIN IS THE PROPERTY OF EASTSIDE CONSULTANTS, INC. AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF EASTSIDE CONSULTANTS, INC.)			

JONES MO. 25007
 DATE 2/10
 SCALE P.20
 DESIGNED R.S.P.
 DRAWN R.S.P.
 CHECKED R.K.T.
 APPROVED R.S.P.
 SHEET 1 OF 15

THE COTTAGES AT SPIRITWOOD
WATER PLAN



SILT FENCE DETAIL

[illegible][illegible]

- 4. A. INITIAL AND SUBSEQUENT STAGE: IT IS RECOMMENDED THAT THE AGREEMENTS OF THE CONVENTION PLANTS, AND THE SENATE SECRETARY (TRANSACTED FOR THE 2002-2003 FISCAL YEAR) BE REVIEWED BY THE SENATE SECRETARY.
- 5. SENATE SECRETARY SHOULD REVISIT THE STATE OF THE CONVENTION PLANTS TO DETERMINE THE CURRENT STATUS OF THE CONVENTION PLANTS. THE SENATE SECRETARY SHOULD CONSIDER THE CURRENT STATUS OF THE CONVENTION PLANTS AND THE CURRENT STATUS OF THE CONVENTION PLANTS. THE SENATE SECRETARY SHOULD CONSIDER THE CURRENT STATUS OF THE CONVENTION PLANTS AND THE CURRENT STATUS OF THE CONVENTION PLANTS.
- 6. SENATE SECRETARY SHOULD CONSIDER THE CURRENT STATUS OF THE CONVENTION PLANTS AND THE CURRENT STATUS OF THE CONVENTION PLANTS. THE SENATE SECRETARY SHOULD CONSIDER THE CURRENT STATUS OF THE CONVENTION PLANTS AND THE CURRENT STATUS OF THE CONVENTION PLANTS.
- 7. SENATE SECRETARY SHOULD CONSIDER THE CURRENT STATUS OF THE CONVENTION PLANTS AND THE CURRENT STATUS OF THE CONVENTION PLANTS. THE SENATE SECRETARY SHOULD CONSIDER THE CURRENT STATUS OF THE CONVENTION PLANTS AND THE CURRENT STATUS OF THE CONVENTION PLANTS.
- 8. SENATE SECRETARY SHOULD CONSIDER THE CURRENT STATUS OF THE CONVENTION PLANTS AND THE CURRENT STATUS OF THE CONVENTION PLANTS. THE SENATE SECRETARY SHOULD CONSIDER THE CURRENT STATUS OF THE CONVENTION PLANTS AND THE CURRENT STATUS OF THE CONVENTION PLANTS.
- 9. SENATE SECRETARY SHOULD CONSIDER THE CURRENT STATUS OF THE CONVENTION PLANTS AND THE CURRENT STATUS OF THE CONVENTION PLANTS. THE SENATE SECRETARY SHOULD CONSIDER THE CURRENT STATUS OF THE CONVENTION PLANTS AND THE CURRENT STATUS OF THE CONVENTION PLANTS.
- 10. SENATE SECRETARY SHOULD CONSIDER THE CURRENT STATUS OF THE CONVENTION PLANTS AND THE CURRENT STATUS OF THE CONVENTION PLANTS. THE SENATE SECRETARY SHOULD CONSIDER THE CURRENT STATUS OF THE CONVENTION PLANTS AND THE CURRENT STATUS OF THE CONVENTION PLANTS.

192-259140
192-259300
192-259302

THESE RESULTS ARE IN FULL AGREEMENT WITH THE
THEORETICAL PREDICTIONS OF THE MODEL.

HORIZONTAL DATUM- WASH DC



LOT 5 OF CITY OF SEACREST LOT LINE ADJUSTMENT
PLAT BEING AN AMENDED & REVISED MAP OF PLATS 14020
204 AND 210, LINTH AND CROFT ACRES, SEACREST, WASHINGTON
COUNTY

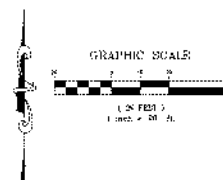
1. A FIELD SURVEY WAS PERFORMED IN NOVEMBER 2000
FOLLOWING THE 2001 LUNAR AND MARINE DRUG ACT FIVE ANNOVAL
1004). STATION WITH SURVEILLANCE CLASSERS WORKING THE
MINIMUM ANNOVAL STANDARDS AS SET FORTH BY PAF
330-131

4. BASIS OF MEASURING IS THE EAST LINE OF THE SOUTHWEST QUARTER OF U-24-0 SHELBY COUNTY, MISSISSIPPI

WASHINGTON STATE PLANE COORDINATE SYSTEM NORTH ZONE
(NAD 83/11) STARTED UPON THE 26 CORNER OF SECTION 5, AN
THE ALSO QUARTER CORNER OF SECTION 2 BEARS NORTH 17° 15'
AND DISTANCE CONTACT BEARING

1) SCHEDULE WITH CONTRACTOR FOR JOINTS WATERWAY INSPECT FOR WATERMAIN SHUT DOWN IN
SPOONWOOD PARKWAY LOT
INSTALL INSPECT STANDARD TESTING CONNECTION ON NEW WATERMAIN
FOLLOWING COMPLETION OF NEW WATER MAIN CONSTRUCTION TESTING AND
REPAIRS OF THE EXISTING WATER MAINS, REMOVE THE EXISTING AND INSTALL SUMMARY
OF 36 INCH LEASTEN TO 36 INCH WITH THE LONG PATTERN SIZES:
INSTALLATION AND CONNECTION TO EXISTING WATER SYSTEM
SHALL BE WITH THE CONTRACTOR INSPECTION.

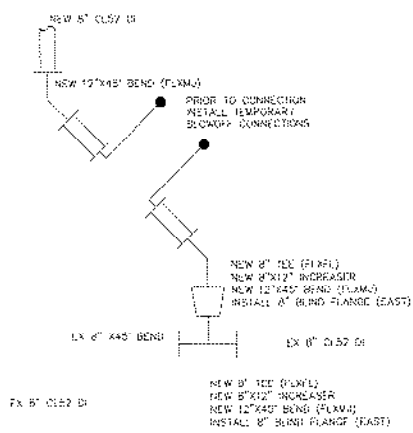
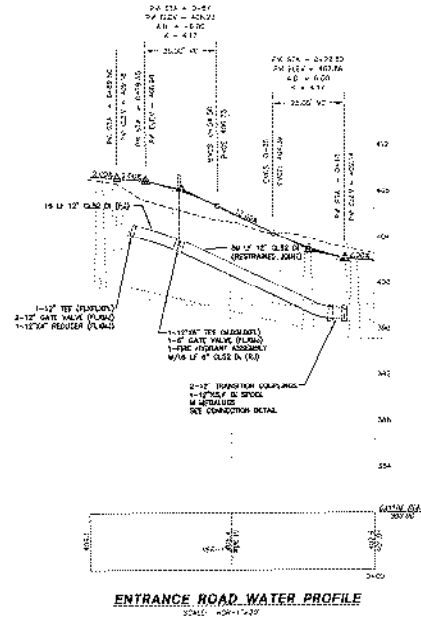
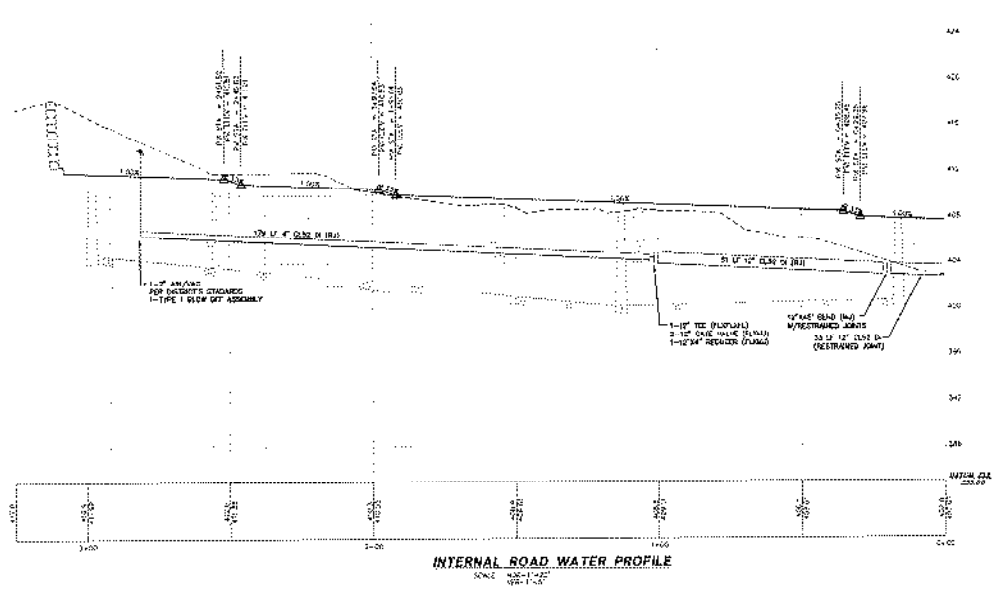
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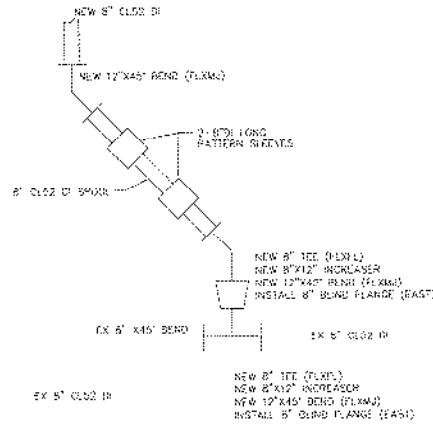
THE EXISTING UTILITIES ARE SHOWN
AND SUCH APPROXIMATE AND NOT
BASED ON THE BEST AVAILABLE
INFORMATION IT SHALL BE THE
CONTRACTOR'S RESPONSIBILITY TO
VERIFY THE SIZE, TYPE, LOCATION,
AND DEPTH OF ALL EXISTING UTILITIES
PRIOR TO STARTING CONSTRUCTION,
AND NOTIFY THE DESIGN ENGINEER
IF ANY DISCREPANCIES

Call Before You Dig
1-800-424-9595

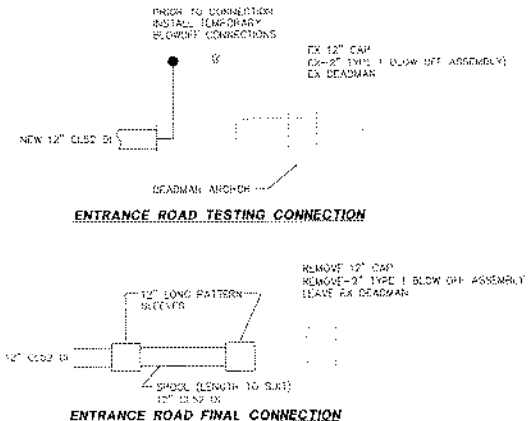
THE COTTAGES AT SPIRITWOOD SECTION 09, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.



ENTRANCE ROAD TESTING CONNECTION



ENTRANCE ROAD FINAL CONNECTION

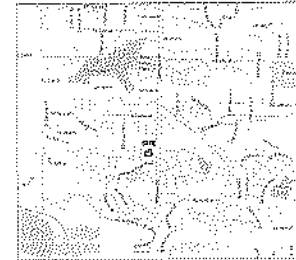
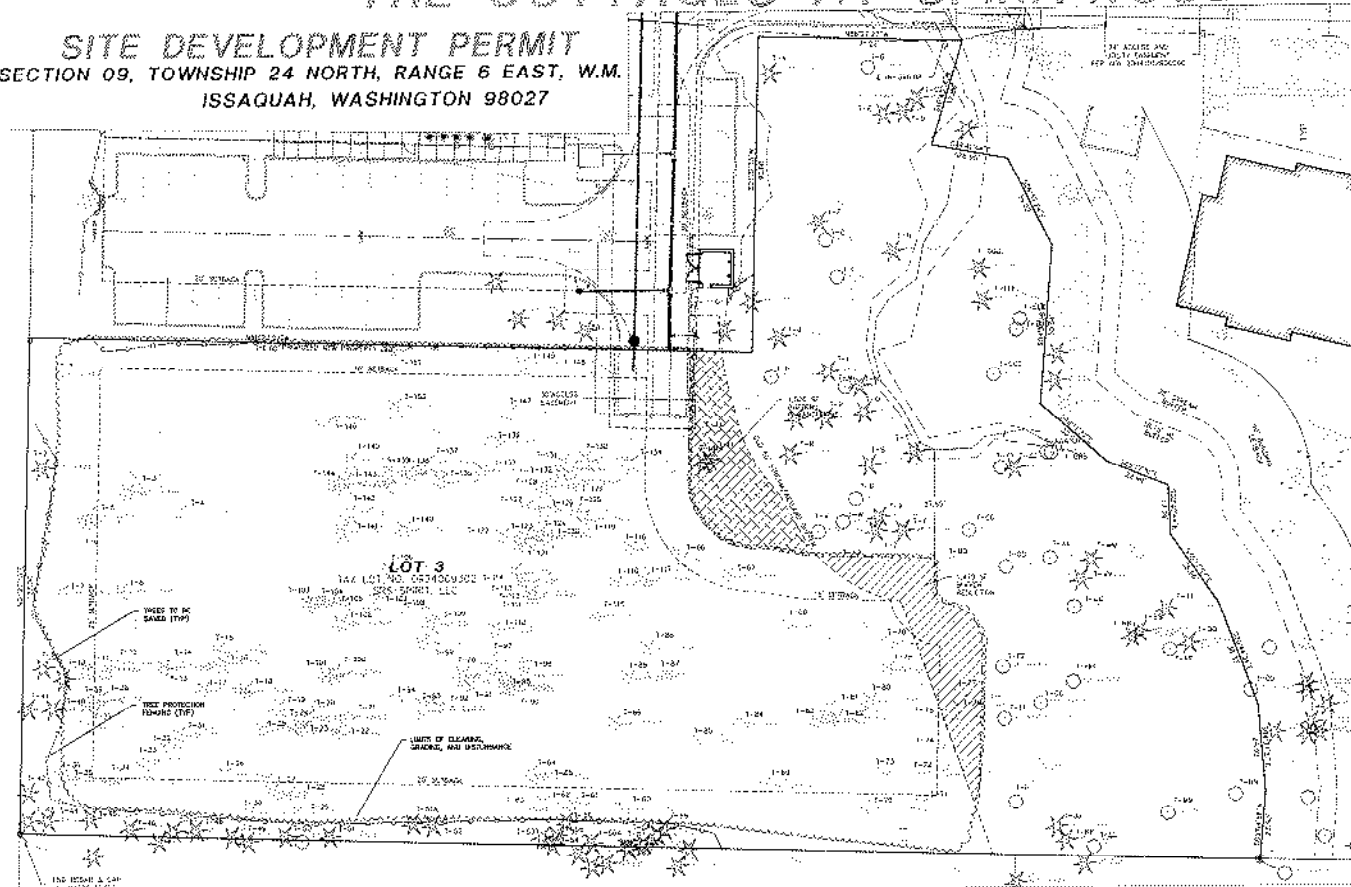


UTILITY CONFLICT CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND CHARACTER OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS OR NOT BY PROVIDING THESE UTILITIES AND SERVICES IN EXACT LOCATION AND DEPTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND CHARACTER OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS OR NOT BY PROVIDING THESE UTILITIES AND SERVICES IN EXACT LOCATION AND DEPTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND CHARACTER OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS OR NOT BY PROVIDING THESE UTILITIES AND SERVICES IN EXACT LOCATION AND DEPTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND CHARACTER OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS OR NOT BY PROVIDING THESE UTILITIES AND SERVICES IN EXACT LOCATION AND DEPTH.

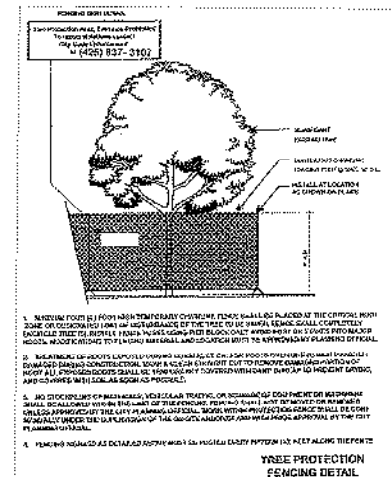


BY DATE	
REVISIONS	
THE COTTAGES AT SPIRITWOOD	
WATER PROFILES AND DETAILS	
ARCON BUILDERS, LLC	
5150 VILLAGE PARK DR. SE	
BELLEVUE, WA 98006	
ENGINEERS - SURVEYORS	
EASTSIDE CONSULTANTS, INC.	
1000 N. 34TH AVE. SUITE 100	
SEATTLE, WA 98107	
PHONE: 206.461.1234	
FAX: 206.461.1235	
WWW.EASTSIDECONSULTANTS.COM	
PROJECT NO. 10007	
DATE: 2/26	
SCALE: AS SHOWN	
DRAWN: R.S.F.	
CHECKED: R.S.F.	
APPROVED: R.S.F.	
SHEET 9 OF 11	

SITE DEVELOPMENT PERMIT
SECTION 09, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
ISSAQUAH, WASHINGTON 98027



VICINITY MAP



ALL IN ALL CITY OF HOUSTON FOR MORE INFORMATION
PLEASE CONTACT AN INSURANCE BROKER OR YOUR CITY OF HOUSTON
FOR THE 2011-2012 HOUSTON AIRPORT RENEWAL PROJECT
2011-2012

1. A FIELD TEST WAS PERFORMED IN NOVEMBER 2002
EVALUATING THE NEW PAVE 2 ROAD AND THE FIVE SPAN
BRIDGE. RESULTS WERE POSITIVE INDICATING EXCEEDED THE
MINIMUM ACCEPTABLE STANDARD AS SET FORTH IN 94C
117-1.14.

WASHINGTON STATE PLANE SURVEYING DISTRICT NORTH ZONE
1940 ADJUSTED NORTH ZONE MAP NO. 10000 OF DISTRICT 9. 400
700 1000 QUARTER SECTION OF SECTION 4. 10000 ADJUSTED
AND 10000 ADJUSTED DISTRICT 9.

[illegible]

THE COTTAGES
AT SPIRITWOOD
SITE SURVEY

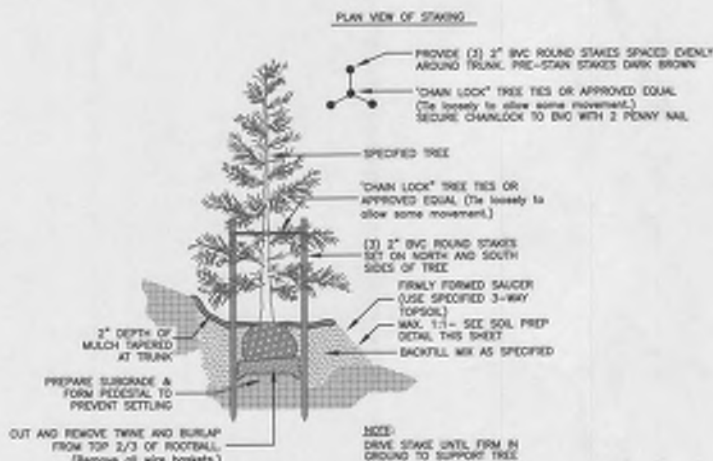
12600 SE 38TH STREET
SUITE 210, SAMMAMISH,
WA 98074

ENGINEERS - SURVEYORS
WISIDE CONSULTANTS, INC.
 11111 17th Street
 #2000
 Omaha, NE 68131
 402/441-1111

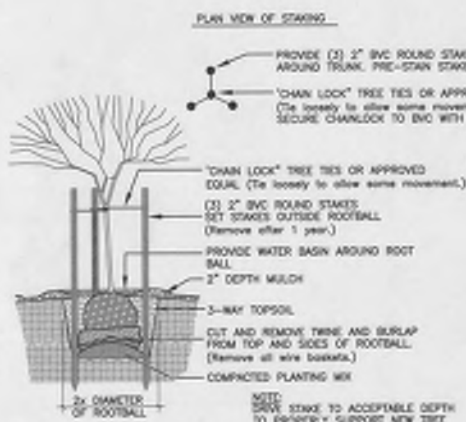


JLY ALL 2005
DATE 5/31
SCALE 1"=20'
DESIGNED R.S.T.
DRAWN R.S.T.
CHECKED R.H.T.
APPROVED R.S.T.

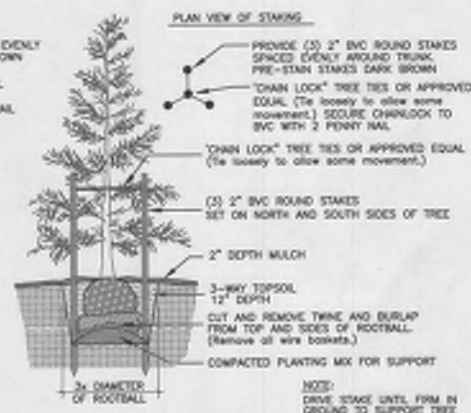
ORANGEAN TREES	27
TRINIA FLORIDA / WESTERN RED CEDAR	
CECIDIUM TREES	6
SETOLA PIPERITUM / PAPER BIRCH	
ACCORD TREES	8
CORNUS NUTALLII / WESTERN FLORINDA DOORDOO	
WINE PLANT-BLACK NUT	5,177 SF
DISCOCHLOA NUTTO BLANK MATERIAL, POCKET PLANT WINE PLANTING AS NEEDED TO SUPPLEMENT EXISTING UNDERSTORY PLANTS, TP. MILLETARIA SPINULUM / SNAUL MAYONIA AQUIFOLIUM / OREGON GRAPE MISTLEINA MARGNETTE / OREGON SPOCKWOOD POLYTOCHLOA MANTUM / WESTERN SPOCK WOOD BHOODOCHLOON MICROPHYLLOM / PACIFIC BHOODOCHLOON STIMPHORCAPOUS ALBUS / COMMON WHITE SHOWBERRY VICTORIA OXYMELA / EVERGREEN HUCKLEBERRY MAYONIA PAPPULUM / RED HUCKLEBERRY	
SHRUBS & WOODS UNDER SHRUBS TO BE PLANTED	3,204 SF
PERSONALS MAINT PLANTING TO BE PLANTED AS NEEDED. ACQUILA PECTINUM / NORTHERN MADONNA FERN ACROPHYLLOUS NAL-ORU / WINTERBERRY ELICHOUM SPICATUM / ODER GRAP BLEDIUM SPICATUM / ODER FERN HELLBORUS FOCITUS / RED SILVER / RED SILVER HELLBORUS MAYONIA AQUIFOLIUM / OREGON GRAPE POLYTOCHLOA MANTUM / LIGORICE FERN POLYTOCHLOA MANTUM / WESTERN SNAUL FERN MAYONIA PAPPULUM / EVERGREEN HUCKLEBERRY	
FRUIT PLANTERS	700 SF
MAX OF EXISTING SHRUBS W/ A MIX OF COLORFUL, DECIDUOUS SHRUBS / PERSONALS MAINT 8' TO 10' EXISTING, COLOR A 30' H' PRIVACY FENCE HAS BEEN BOLDED WITH A 12" X 12" MADONNA POST TO MATCH BUILDING MADONNA. MAYONIA PECTINUM "BRONZE BEAUTY" / BRONZE BEAUTY BULBULED COMMON BAWHURON / BLOOD RED GEMMUM MAYONIA COMESTICA "WOODS SWAMP" / WOODS SWAMP HEAVILY BAWGEO PACHYRHOON TERNALIS "GREEN CARPET" / JAPANESE SPURGE VIRGA MEXIC / COMMON FORTGESS	
WATER PLANTING	404 SF
MAX OF EXISTING SHRUBS W/ A MIX OF COLORFUL, DECIDUOUS SHRUBS / PERSONALS MAINT 8' TO 10' EXISTING, COLOR A 30' H' PRIVACY FENCE HAS BEEN BOLDED WITH A 12" X 12" MADONNA POST TO MATCH BUILDING MADONNA. MAYONIA PECTINUM "BRONZE BEAUTY" / BRONZE BEAUTY BULBULED COMMON BAWHURON / BLOOD RED GEMMUM MAYONIA COMESTICA "WOODS SWAMP" / WOODS SWAMP HEAVILY BAWGEO PACHYRHOON TERNALIS "GREEN CARPET" / JAPANESE SPURGE VIRGA MEXIC / COMMON FORTGESS	
SHRUBS PLANTING	3,084 SF
ACER CORYMBOUM / WINE MAPLE GALTRERIA SPINULUM / SNAUL HELLBORUS FOCITUS / RED SILVER / RED SILVER HELLBORUS MAYONIA AQUIFOLIUM / OREGON GRAPE MAYONIA NEROSUA / OREGON GRAP MISTLEINA MARGNETTE / OREGON SPOCKWOOD PHILOPHYLUS LEWIS / RED MICHIGANWOOD POLYTOCHLOA MANTUM / LIGORICE FERN POLYTOCHLOA MANTUM / WESTERN SNAUL FERN BHOODOCHLOON MICROPHYLLOM / PACIFIC BHOODOCHLOON STIMPHORCAPOUS ALBUS / COMMON WHITE SHOWBERRY TABELLA THYLOFLORA / THREESANT PAPERFLOWER MAYONIA OXYMELA / EVERGREEN HUCKLEBERRY MAYONIA PAPPULUM / RED HUCKLEBERRY	
WINE PLANT MAY	2,143 SF
ACER CORYMBOUM / WINE MAPLE GALTRERIA SPINULUM / SNAUL MAYONIA AQUIFOLIUM / OREGON GRAPE MAYONIA NEROSUA / OREGON GRAPE OZOLERA COMESTICA / BLOOD PLUM POLYTOCHLOA MANTUM / WESTERN SNAUL FERN STIMPHORCAPOUS ALBUS / COMMON WHITE SHOWBERRY TABELLA THYLOFLORA / THREESANT PAPERFLOWER MAYONIA OXYMELA / EVERGREEN HUCKLEBERRY MAYONIA PAPPULUM / RED HUCKLEBERRY	
BUTTER CECIDIUM	1,704 SF
ACER CORYMBOUM / WINE MAPLE ACQUILA PECTINUM / NORTHERN MADONNA FERN BIR TREES / OREGON BIR POLYTOCHLOA GYNOCHLOA / LIGORICE FERN POLYTOCHLOA MANTUM / WESTERN SPOCK WOOD MAYONIA NEROSUA / OREGON GRAPE TABELLA THYLOFLORA / THREESANT PAPERFLOWER	
FRUIT DISTANCE PLANTING	83 SF
ADULIA GLENNI SLICE MIBRO "DORY" / OROS ADULIA BENEDICTE BAWGEO "ACROPHYLLOUS NAL-ORU" / DWMT RESIDENT JAPANESE BARBERRY CARPA BAWGEO "NABA-MASSAGE" BAWGEO FERN UNBEGGED JAPANESE SEDGE MAYONIA TERNALIS "PRUNE FERN" / PRUNE FERN SEDGE STIMPHORCAPOUS ALBUS / COMMON WHITE SHOWBERRY TABELLA THYLOFLORA / THREESANT PAPERFLOWER MAYONIA OXYMELA / EVERGREEN HUCKLEBERRY MAYONIA PAPPULUM / RED HUCKLEBERRY	




TREE PLANTING ON SLOPE



DECIDUOUS TREE PLANTING DETAIL



EVERGREEN TREE DETAIL

 P.O. BOX 270
8009 LINDA AVENUE NE
KINGMAN, WA 98801-0270
ph. (509) 881-0430
www.dnspg430.com

**SPIRITWOOD
COTTAGES**

(TEMP) 3607 228TH AVE SE
ISSAQUAH, WA 98027

SPRITWOOD
COTTAGES, LLP

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Bibliography		
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STATE OF
MISSISSIPPI
LEGISLATIVE
LABORATORY REPORT

STATE OF MISSISSIPPI
LEGISLATIVE
LABORATORY REPORT

CONCEPT
PLANTING
PLAN

L-1.1

8. 2012-2013-2014-2015

RECEIVED
APR 18 2008
CITY OF ISSAQUAH

SPIRITWOOD COTTAGES



90% CD SET

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ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
CONC	CONCRETE
CONT	CONTINUOUS
DS	DOWN SPOUT
DW	DISH WASHER
FE	FIRE EXTINGUISHER
FT	FIRE TREATED
EA	EACH
EXIST	EXISTING
EXP JT	EXPANSION JOINT
INSUL	INSULATION
GWB	GYPSUM WALL BOARD
IBC	INTERNATIONAL BUILDING CODE
MTL	METAL
PL	PLATE
PT	PRESSURE TREATED
SAM	SELF ADHESIVE MEMBRANE
SG	SAFETY GLASS
SS	STAINLESS STEEL
STL	STEEL
SPECS	SPECIFICATION
T&G	TOWEL BAR
TB	TONGUE AND GROOVE
TOP	TOP PLATE
TYP	TYPICAL
VIF	VERIFY IN FIELD
WRB	WATER RESISTANT BARRIER
WSEC	WA STATE ENERGY CODE

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A0.3	Code Information	S2.1B	Foundation/First Floor Plan Option B
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A1.3	Site Sections/Elevations	S4.1	Typical Wood Details
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L1.1	Landscape		
L1.2	Landscape		
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A2.1B	Option B & Half Unit Floor Plan		
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A6.1	Interior Details		
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A8.1B	Option B Interior Elevations		
A8.2	Interior Elevations		
A8.3	Enlarged Bathrooms Plan		
A9.1	Window & Door Schedule		

PROJECT TEAM

Developer: Ted Johnson Marathon Development, Inc. tjohnson@marathondev.com 425-233-8972	Site Construction Jeff Reed SMCI Site Management & Construction, Inc. 253-620-8771
Reed Kelley DRK Development, Inc. reed@drkdev.com 253-584-0192	Architect: SAGE Architectural Alliance 315 First Avenue S, Suite 300 Seattle, WA 98104 Valerie Thiel (206) 694-3441 val@sagearchalliance.com
Antony Archillas DRK Development, Inc. Superintendent tony@drkdev.com antony@drkdev.com 253-584-0192	Structural Engineer: Swenson Say Faget Dan Morrow dmorrow@swensonsayfaget.com 206 443-6212
Investor: Bruce Pearl Kidder Mathews bpearl@kiddermathews.com 425-450-1142	
Operations: Stuart Brown, COO Village Concepts stuart@villageconcepts.com	
Operations: Peter Jorgensen, CEO Village Concepts peter@villageconcepts.com	



GRAPHIC SYMBOLS

	20 MIN. RATED WALL BETWEEN GARAGE & UNIT
	1 HR. RATED WALL BETWEEN DUPLEXES
	CENTER LINE
	ASSUMED PROPERTY LINE BETWEEN DUPLEXES
	INTERIOR ELEVATIONS
	SECTION

SAGE ARCH

SAGE ARCHITECTURAL ALLIANCE
315 First Ave S, Suite 300
Seattle, WA 98104
T 206-420-1051
www.SAGEArchAlliance.com

Revisions

No.	Description	Date

SPIRITWOOD COTTAGES

(Temporary) 3607 228th ave SE
ISSAQUAH, WA

Client:
Spiritwood Cottages LLP
12600 SE 38th Street
Suite 210 Bellevue, WA
98006

Project number	Project Number
Issue/Date	Feb 23, 2016
Project Manager	VT
Project Architect	VT
Project Designer	RM
Drawn by	KTD
Checked by	VT

Sheet Title:	Cover Sheet
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Revisions

No.	Description	Date

SPIRITWOOD COTTAGES

(Temporary) 3607 228th ave SE
98027
ISSAQUAH, WA

Client:
Spiritwood Cottages LLP
12600 SE 38th Street
Suite 210 Bellevue, WA
98006

Project number	Project Number
Issue Date	Feb 23, 2016
Project Manager	VT
Project Architect	VT
Project Designer	RM
Drawn by	KTD
Checked by	VT

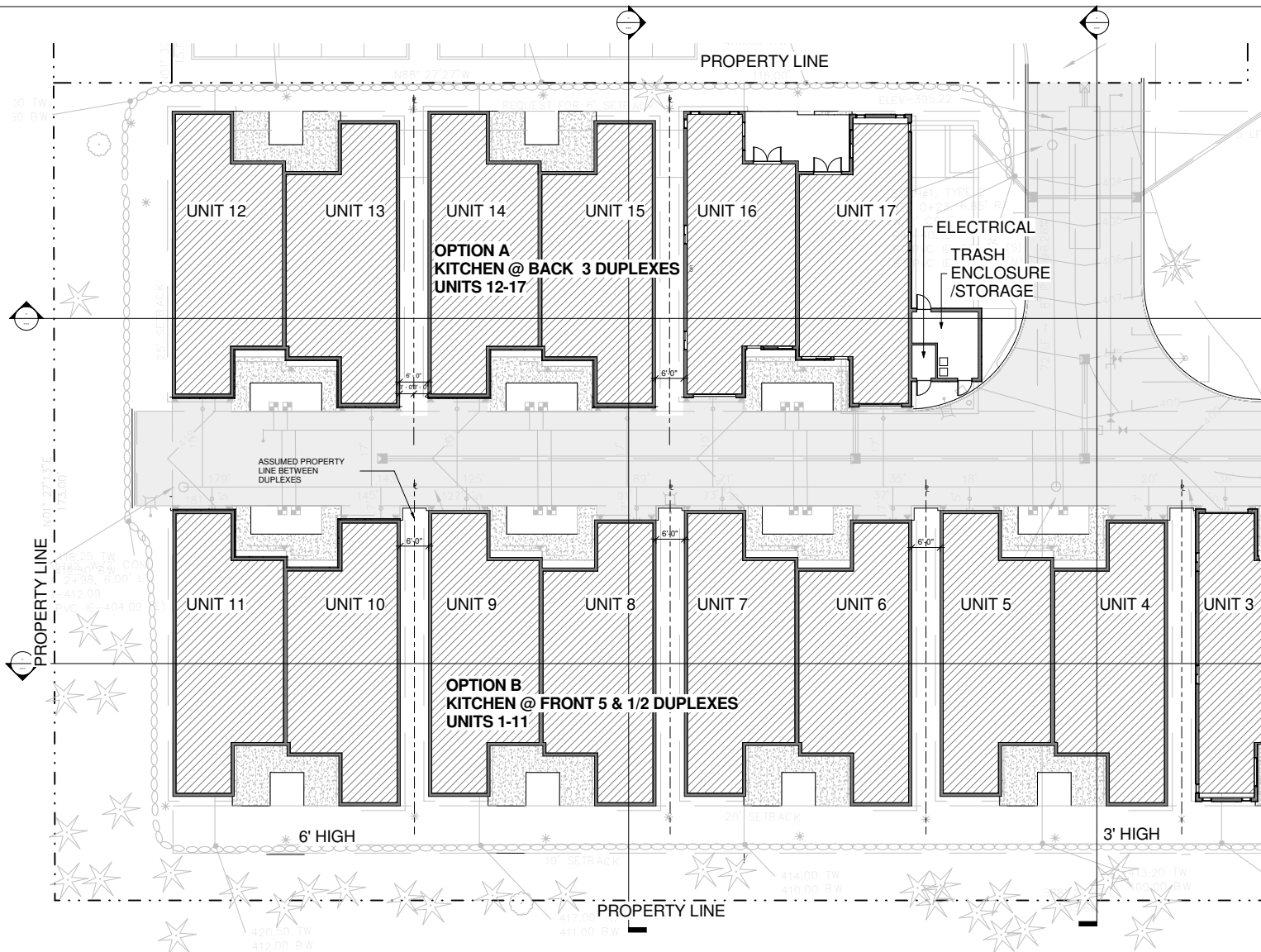
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Suite 210 Bellevue, WA
98006

Project number	Project Number
Issue Date	Feb 23, 2016
Project Manager	VT
Project Architect	VT
Project Designer	RM
Drawn by	KTD
Checked by	VT

Sheet Title: Site Plan

Scale: 1" = 10'-0"

A1.1

Revisions

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(Temporary) 3607 228th ave SE
98027
ISSAQUAH, WA

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12600 SE 38th Street
Suite 210 Bellevue, WA
98006

Project number	Project Number
Issue Date	Feb 23, 2016
Project Manager	Checker
Project Architect	Checker
Project Designer	Designer
Drawn by	Author
Checked by	Checker

Sheet Title:
**Option A & Storage
Exterior Elevations**

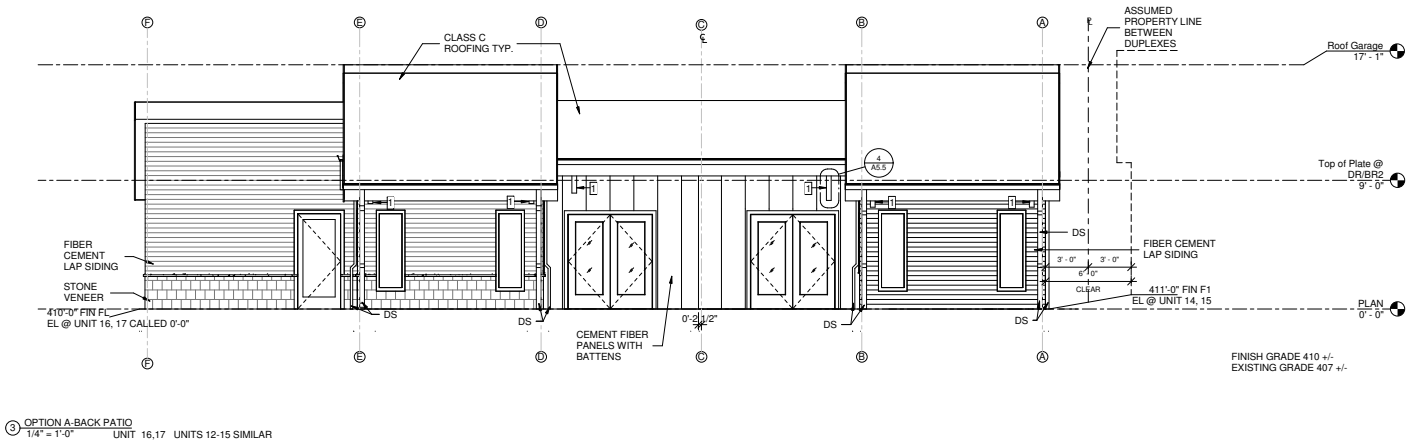
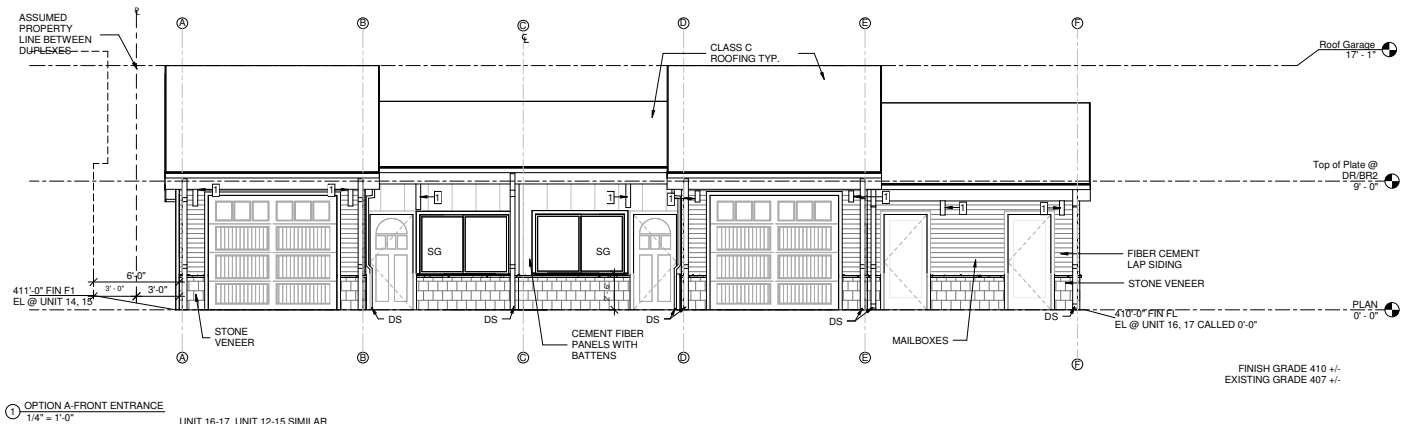
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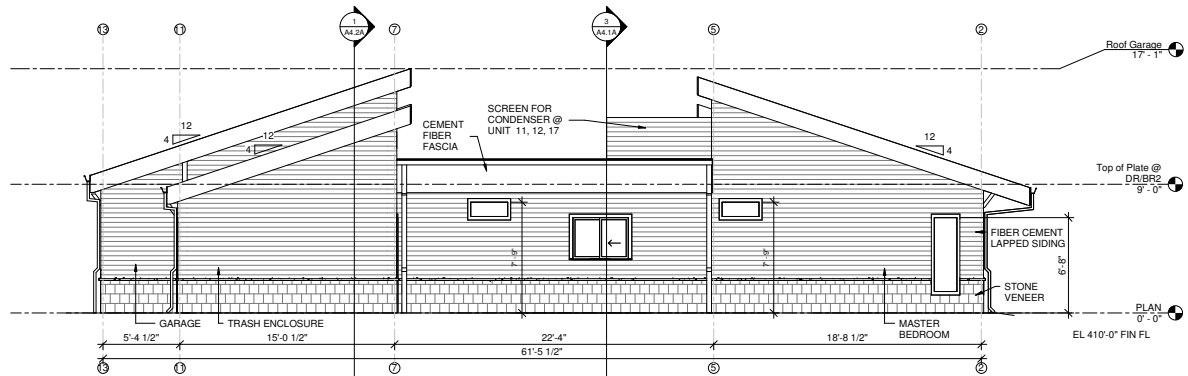
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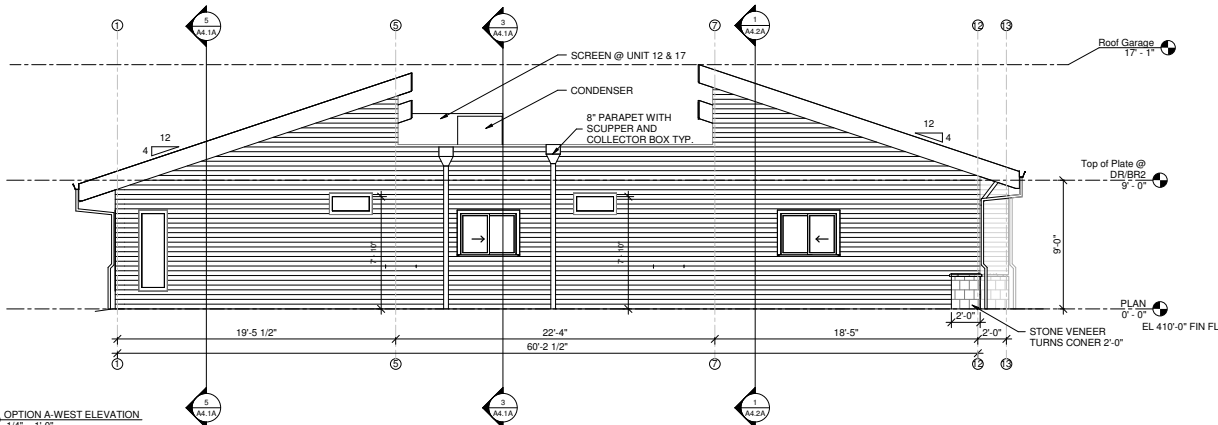
NOTES

- DECORATIVE BRACE SEE 4/A5.5
- ALL DIMENSIONS ARE DIMENSIONED FROM STUDS
- ALL DOORS AND WINDOWS HEADS ARE AT 6'-8" OTHER WISE NOTED
- GARAGE HEADER AT 8'-0"





① OPTION A-EAST ELEVATION
1/4" = 1'-0"
UNIT 17 ONLY, UNIT 13 & 15 SIMILAR W/NO STONE VENEER



② OPTION A-WEST ELEVATION
1/4" = 1'-0"
UNITS 12, 14, 16
EAST ELEVATION OF UNITS 2,4,6,8,10 SIM

NOTES

- ☐ → DECORATIVE BRACE SEE 4/A5.5
- ALL DIMENSIONS ARE DIMENSIONED FROM STUDS
- ALL DOORS AND WINDOWS HEADS ARE AT 6'-8" OTHER WISE NOTED
- GARAGE HEADER AT 8'-0"

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Revisions

No.	Description	Date

SPIRITWOOD COTTAGES

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98027
ISSAQUAH, WA

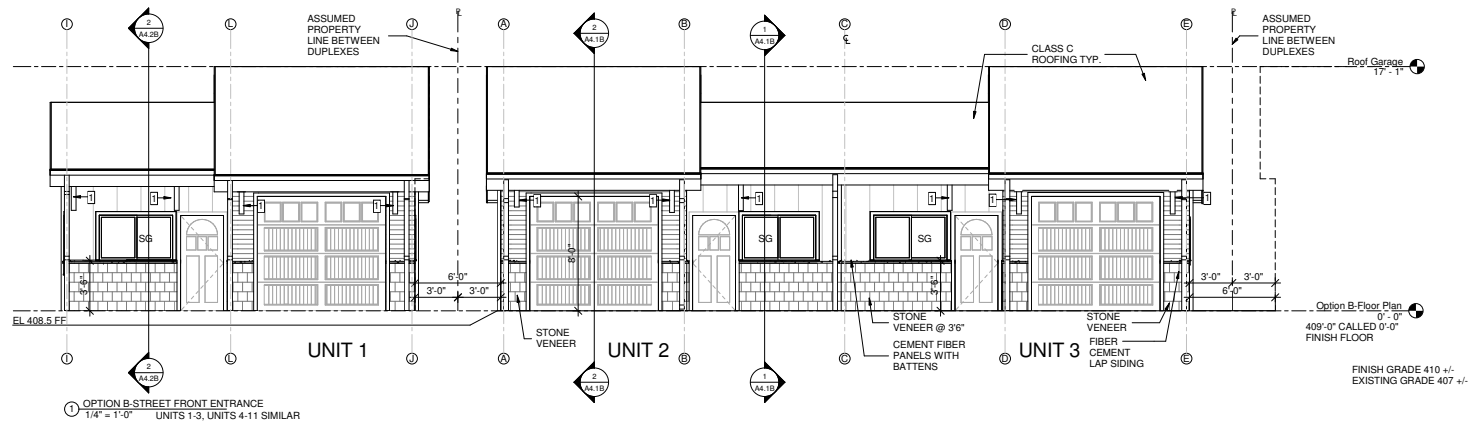
Client:
Spiritwood Cottages LLP
12600 SE 38th Street
Suite 210 Bellevue, WA
98006

Project number	Project Number
Issue/Date	Feb 23, 2016
Project Manager	VT
Project Architect	VT
Project Designer	RM
Drawn by	KTD
Checked by	VT

Sheet Title:
Option A & Storage
Exterior Elevations

Scale: 1/4" = 1'-0"

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NOTES

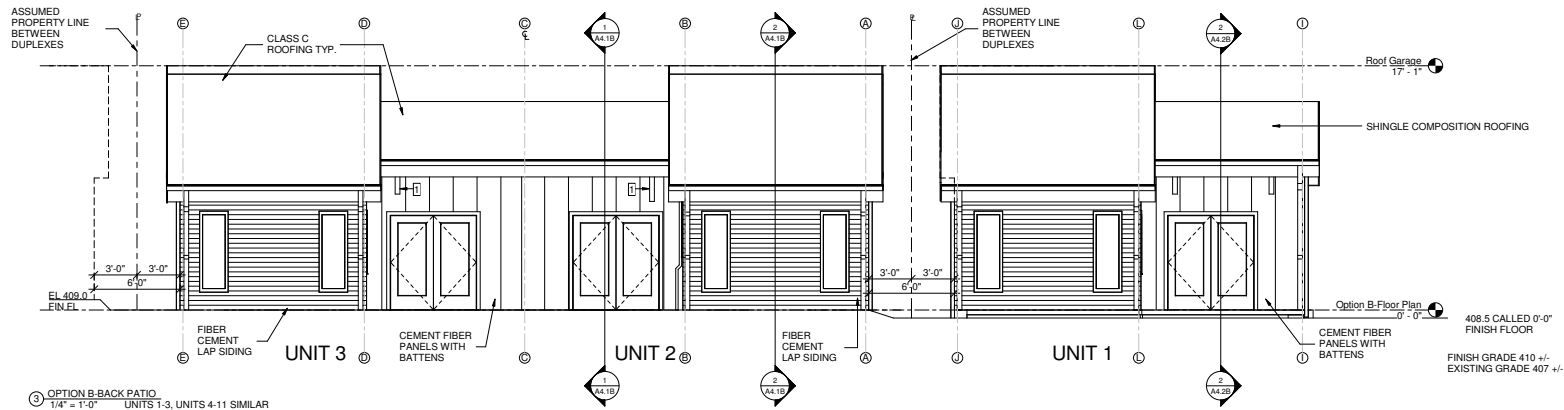


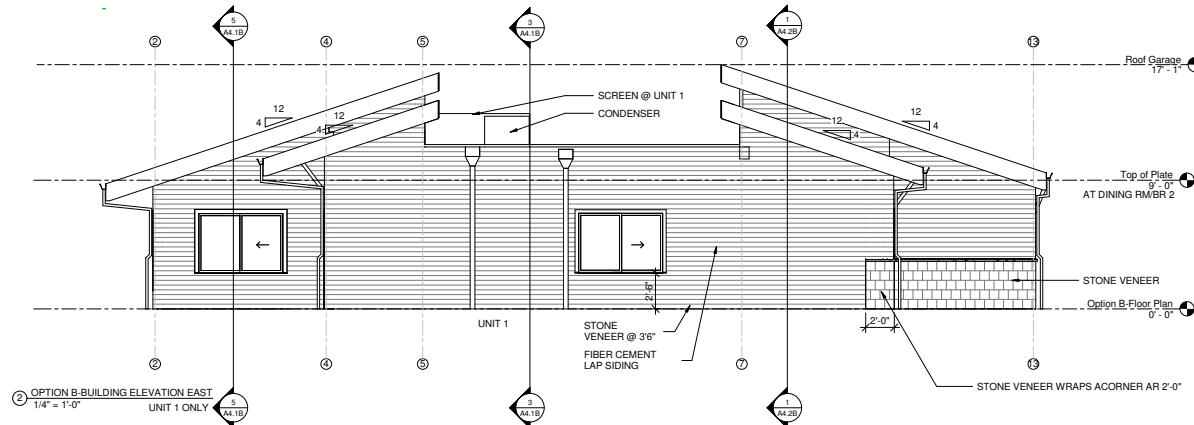
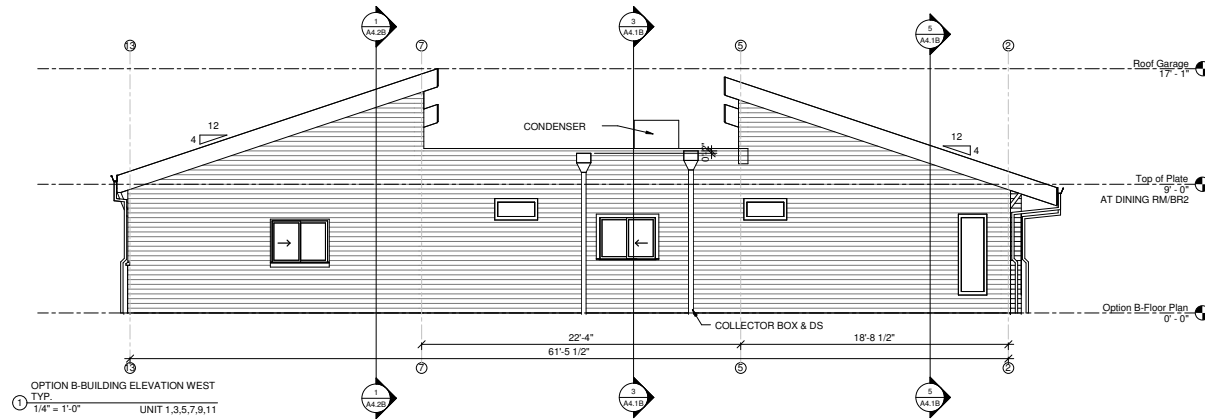
Revisions

SPIRITWOOD
COTTAGES

Project number	Project Number
IssueDate	01.22.2016
Project Manager	VT
Project Architect	VT
Project Designer	RM
Drawn by	KTD
Checked by	VT

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NOTES

[] → DECORATIVE BRACE SEE DET
 ALL DIMENSIONS ARE DIMENSIONED FROM STUDS
 ALL DOORS AND WINDOWS HEADS ARE AT
 6"8" OTHER WISE NOTED
 GARAGE HEAD AT 8'-0"

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SPIRITWOOD COTTAGES

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 98027
 ISSAQUAH, WA

Client:
 Spiritwood Cottages LLP
 12600 SE 38TH STREET
 SUITE 210 BELLEVUE,
 WA 98006

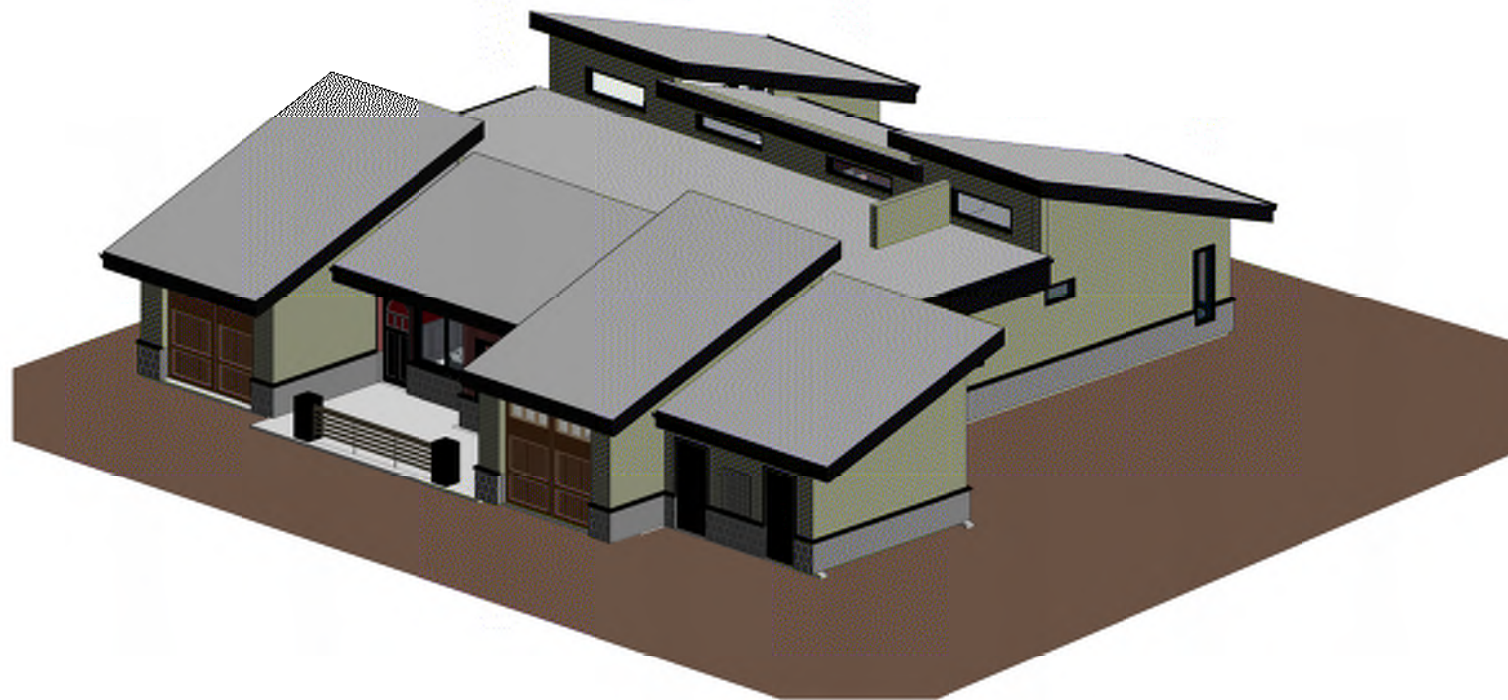
Project number	Project Number
IssueDate	01.22.2016
Project Manager	VT
Project Architect	VT
Project Designer	RM
Drawn by	KTD
Checked by	VT

Sheet Title:
 Option B & Half Unit
 Exterior Elevations

Scale 1/4" = 1'-0"

A3.1B2

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SPIRITWOOD COTTAGES

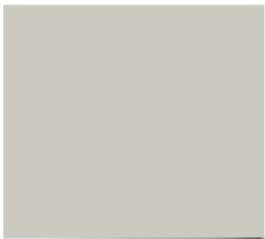
 (Temporary) 3607 228th ave SE
 98027
 ISSAQUAH, WA

Client:
 Spiritwood Cottages LLP

Project number	Project Number
IssueDate	01.22.2016
Project Manager	Checker
Project Architect	Checker
Project Designer	Designer
Drawn by	Author
Checked by	Checker

Sheet Title: 3D Building

Scale:
A9.6



SW 7015
Repose Gray



SW 7665
Wall Street



SW 6258
Tricorn Black



SW 7508
Tavern Taupe



SW 7017
Dorian Gray



SW 7715
Pottery Urn



SW 7008
Alabaster



SW 7720
Deer Valley

CITY OF ISSAQUAH

MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Description of Proposal: Proposal for a 17-unit single-family duplex senior housing development on a 1.84 acre site. The proposal would construct buildings, install utilities, driveway access and landscaping. The proposed development would be associated with the existing Spiritwood Assisted Living Facility. There is a Class 3 intermittent stream on the site requiring a 50-foot buffer and the proposal would encroach approximately 1,500 SF into the buffer and provide an equal replacement buffer area to be enhanced with native trees and shrubs. The site would be accessed from a private drive off 228th Street SE.

Proponent:	Rosejo LLC 12600 SE 38 th St., Ste. 210 Bellevue, WA. 98006 Attn: Ted Johnson	Owner:	SRS Spirit LLC 195 NE Gilman Blvd. Issaquah, WA. 98027
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Permit Number: ASDP13-00007, AAS13-00002, AAS13-00003 – Cottages at Spiritwood

Location of Proposal: 36XX 228th Ave SE

Lead Agency: City of Issaquah

Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Comment/Appeal Period: This DNS is issued under WAC 197-11-340(2) and 197-11-680(3)(a)vii. There is a 21-day combined comment/appeal period for this determination, between **September 25, 2013 and October 16, 2013**. Anyone wishing to comment may submit written comments to the Responsible Official. The Responsible Official will reconsider the determination based on timely comments. Any person aggrieved by this determination may appeal by filing a Notice of Appeal with the City of Issaquah Permit Center. Appellants should prepare specific factual objections. Copies of the environmental determination and other project application materials are available from the Issaquah Development Services Department, 1775 12th Avenue NW.

Appeals of this SEPA determination must be consolidated with appeal of the underlying permit, per IMC 18.04.250.

Notes:

- 1) This threshold determination is based on review of the site plan, preliminary drainage and grading plan, preliminary utility plan, preliminary landscape plan received May 1, 2013; critical areas memo dated August 29, 2013 (Sewall Wetland Consulting); environmental checklist received May 1, 2013; and other documents in the file.
- 2) Issuance of this threshold determination does not constitute approval of the permit. The proposal will be reviewed for compliance with all applicable City of Issaquah codes, which regulate development activities, including the Land Use Code, Critical Area Regulations, Building Codes, Clearing and Grading Ordinance, and Surface Water Design Manual.

Findings:

1. Land Use: The site is zoned Professional Office (PO) which allows for multi-family development including senior housing. There is no residential density limit in the PO zone; the density is limited by development standards including the impervious surface ratio (maximum 65% of site), building height, setbacks, etc. The proposed senior housing development would be associated with and complimentary to the existing Spiritwood Assisted Living Facility. The west boundary of the subject site is adjacent to existing residences in the Providence Point retirement community. To mitigate for visual impacts and to address compatibility between the adjacent land uses, the applicant shall landscape the 20-foot rear yard building setback with dense, sight-obscuring landscaping.
2. Environmental Critical Areas – There is a Class 3 intermittent stream on the site, located to the east of the proposed development. A 50-foot buffer is required per the Issaquah Critical Areas Regulations. The flagging of the ordinary high water mark (OHWM) and buffer was previously determined and recorded with a lot line adjustment in 2011, (PLN11-00056). The OHWM was re-confirmed as accurate for this project (Sewall Wetland Consulting, Inc., August 29, 2013 memo). The proposal would encroach into the stream buffer approximately 1,506 SF and would buffer average by adding a buffer replacement area (1,526 SF) outside and adjacent to the required stream buffer. The buffer replacement area, located along the east side of the entry drive would be enhanced with native trees and shrubs. A planting plan for the buffer enhancement area shall be submitted by the applicant and approved by the City prior to issuance of construction permits. The following measures shall apply to the stream buffer enhancement plan:
 1. Plant species shall be native (no cultivars), and appropriate for stream buffers and site conditions.
 2. The enhancement plan shall meet standards of the King County Critical Areas Mitigation Guidelines for the planting density and performance standards.
 3. The applicant shall provide an as-built plan of the stream buffer enhancement and the consulting biologist shall verify in writing that the planting has been installed per plan.
 4. A 5-year monitoring/maintenance period is required. The applicant shall provide a bond amount equal to 50% of the cost of plants and the 5-year monitoring/maintenance cost.
 5. Landscaped areas adjacent to the stream buffer shall also be planted with native plant species.
3. Traffic – The proposed development would be accessed from a private drive off 228th Street SE. This drive also provides access to the existing Spiritwood Assisted Living Facility and the Evergreen Academy Montessori School. The driveway access crosses an existing bridge over the intermittent stream in order to access the proposal. The 17-unit senior housing development would generate 2.72 PM peak hour trips, according to the Institute of Transportation Engineers Trip Generation Manual (ITE Manual, 8th Edition, Land Use 252, attached senior housing). A Traffic Concurrency Certificate (CON13-00004) was issued concluding the number of trips generated would not impact level of service standards at intersections. A site access analysis was prepared by the Evergreen Academy development to evaluate traffic operations for the driveway access onto 228th Ave SE. As a result of the site access analysis, channelization improvements were required to install a storage pocket/merge lane for left-turning vehicles onto 228th Ave SE. The design of the channelization improvement was coordinated with the City of Sammamish. The small number of additional traffic trips generated by the proposed senior housing development would not have an impact on the operation of the driveway access onto 228th Ave SE and no additional mitigation is required.
4. Pedestrian circulation – The proposed senior housing would have a direct relationship and services provided at the existing Spiritwood Assisted Living Facility. In order to access Spiritwood, residents


would need to follow the access drive and cross the driveway bridge. There is no sidewalk for pedestrians on the bridge. A future trail across the intermittent stream and stream buffer is strongly encouraged to provide a safe, more direct access to Spiritwood. There are on-site opportunities to mitigate for stream/stream buffer impacts from a trail crossing. The applicant shall provide a safe walking route for senior residents to access the Spiritwood Assisted Living Facility.

5. Public Services - The proposal would have a potential impact on public services, including police and general government buildings. IMC Chapter 18.18, Methods to Mitigate Development Impacts, provides alternatives to mitigate for direct impacts of proposed development. The City may approve a voluntary payment in lieu of other mitigation. Rate studies for police facilities and general government buildings are included in IMC 18.10.260 as the City's SEPA policy base. The rate studies present the methodology and formulas for determining the amount of the mitigation fee commensurate with the proposed land use and project impacts. The current mitigation fee is \$74.35 per new multi-family/single-family attached unit for the General Government Buildings mitigation fee and \$146.07 per new multi-family/single-family attached unit for the Police mitigation fee. The mitigation fee is paid at the time of building permit issuance and the actual fee amount is determined at that time. Applicant objections to the voluntary payment should be made during the SEPA comment period.

Mitigation Measures: The Mitigated Determination of Nonsignificance is based on the checklist received May 1, 2013 and supplemental information in the application. The following SEPA mitigation measures shall be deemed conditions of the approval of the licensing decision pursuant to Chapter 18.10 of the Issaquah Land Use Code. All conditions are based on policies adopted by reference in the Land Use Code.

- 1) The west boundary of the subject site is adjacent to existing residences in the Providence Point retirement community. To mitigate for visual impacts and to address compatibility between the adjacent land uses, the applicant shall landscape the 20-foot rear yard building setback with dense, sight-obscuring landscaping.
- 2) A planting plan for the stream buffer enhancement area shall be submitted by the applicant and approved by the City prior to issuance of construction permits. The following measures shall apply to the stream buffer enhancement plan:
 1. Plant species shall be native (no cultivars), and appropriate for stream buffers and site conditions.
 2. The enhancement plan shall meet standards of the King County Critical Areas Mitigation Guidelines for the planting density and performance standards.
 3. The applicant shall provide an as-built plan of the stream buffer enhancement and the consulting biologist shall verify in writing that the planting has been installed per plan.
 4. A 5-year monitoring/maintenance period is required. The applicant shall provide a bond amount equal to 50% of the cost of plants and the 5-year monitoring/maintenance cost.
 5. Landscaped areas adjacent to the stream buffer shall also be planted with native plant species.
- 3) The proposed senior housing would have a direct relationship and services provided at the existing Spiritwood Assisted Living Facility. The applicant shall provide a safe walking route for senior residents to access the Spiritwood Assisted Living Facility.
- 4) The applicant should mitigate for potential impacts on public services with a voluntary contribution for the General Government Buildings and Police Mitigation Fees. Applicant objections to the

voluntary payment should be made during the SEPA comment period. The mitigation fee is to be paid prior to issuance of building permits and the actual fee amount is determined at that time.

Responsible Official: Peter Rosen
Position/Title: Environmental Planner
Address/Phone: P.O. Box 1307, Issaquah, WA 98027-1307 (425) 837-3094
Date: 9/25/2013 **Signature:** 

cc: Washington State Department of Ecology
Muckleshoot Indian Tribe
U.S. Army Corps of Engineers
Washington State Department of Fish and Wildlife
City of Sammamish
Issaquah Development Services Department
Issaquah Public Works Engineering and Parks and Recreation Departments

CITY OF ISSAQUAH ADDENDUM TO AN EXISTING ENVIRONMENTAL DOCUMENT

PROJECT NAME: Cottages at Spiritwood

LAND USE PERMIT NUMBER: ASDP13-00007, AAS13-00002, AAS13-00003

ORIGINAL DOCUMENT: The City of Issaquah, as lead agency, issued a SEPA Mitigated Determination of Non-Significance (MDNS) on September 25, 2013 for the Cottages at Spiritwood.

DESCRIPTION OF ORIGINAL PROPOSAL: Proposal for a 17-unit single-family duplex senior housing development on a 1.84 acre site. The proposal would construct buildings, install utilities, driveway access and landscaping. The proposed development would be associated with the existing Spiritwood Assisted Living Facility. There is a Class 3 intermittent stream on the site requiring a 50-foot buffer and the proposal would encroach approximately 1,500 SF into the buffer and provide an equal replacement buffer area to be enhanced with native trees and shrubs. The site would be accessed from a private drive off 228th Street SE.

CHANGE TO PROPOSAL: The original proposal hasn't changed, except for a new proposed trail and stream crossing intended to connect the senior cottages to the Spiritwood at Pine Lake Assisted Living facility. The proposed trail would allow residents to access the assisted living facility without using the access road, which is a less safe alternative.

The applicant provided an impact analysis of the proposed trail and stream crossing and the report (Sewall Wetland Consulting, July 14, 2016) includes measures to mitigate the impacts, consistent with the City's Critical Areas Regulations.

PURPOSE OF ADDENDUM: The purpose of this addendum is to add information to the SEPA determination and documentation regarding the new proposed trail and stream crossing.

There is a Class 3 stream (intermittent, non-fish bearing) along the east part of the site separating the senior cottages from the Spiritwood Assisted Living facility. The proposed trail would be aligned through the stream buffer and cross the stream in order to connect the senior cottages to the Spiritwood Assisted Living facility. The trail would be constructed as a 6-foot wide elevated boardwalk with a cantilevered roof. The trail footprint would encroach 669 SF into the stream buffer. The trail alignment would not remove or impact existing trees; the trail area is comprised of salmonberry and other native shrubs. The trail would not cross or impact wetlands. The applicant proposes to mitigate the trail encroachment/impact into the stream buffer by buffer averaging. This is consistent with the Critical Areas Regulations – IMC 18.10.775.C. The added buffer area is contiguous to the stream buffer and the added buffer area would be enhanced with native trees and shrubs.

The proposed stream crossing would meet Critical Area Regulations (IMC18.10.775.A), the standards are addressed in the report prepared by Sewall Wetland Consulting (July 14, 2016). Standards include: 1) constructing the crossing during summer when the stream channel is dry or according to timing restrictions as required by the Washington Department of Fish and Wildlife (WDFW) Hydraulic Project Approval (HPA); 2) bridge or crossing footings will be outside the ordinary high water mark (OHWM) of the stream; 3) crossing will be designed to have no impact on the flood carrying capacity of the stream.

CONCLUSION: After review of the information, it's determined that no additional mitigation measures are necessary. The proposed trail and stream crossing would meet City codes and standards. The crossing would also require additional review and compliance with an HPA from WDFW. Existing codes and standards and the applicant's proposed mitigation adequately address and ameliorate the potential environmental impacts.

The issuance of this addendum is consistent with SEPA Rules WAC 197-11-600(4)(c) and procedures of WAC 197-11-625.

PROPONENT: City of Issaquah

LOCATION OF CURRENT PROPOSAL: 36XX 228th Ave SE

LEAD AGENCY: City of Issaquah

RESPONSIBLE OFFICIAL: Peter Rosen, Senior Environmental Planner

ADDRESS/PHONE: 1775 12th Avenue NW, P O Box 1307, Issaquah, WA 98027
(425) 837-3094

DATE: July 21, 2016

SIGNATURE:

A handwritten signature in black ink, appearing to read "Peter Rosen", is written over a horizontal line.

Spiritwood Cottages
A Senior Community
List of Development Adjustments

Adjustment Requested

Reduction of Setback – The setbacks at Spiritwood Cottages are as follows:

Front: 30’

Rear: 25’

Side: 6’ North Side, 20’ South Side

An Administrative Adjustment is being requested for 14’ on the North side of the property.

Tree Retention – We are requesting an adjustment of the standard to 16% total caliper.

Code Standards

Setback:

ZONING DISTRICTS	STANDARDS									
	DU/acre or density (maximum)	Minimum Lot Size	Front Setback ^{2, 3}	Side Setback ^{2, 3}	Rear Setback ^{2, 3, 12}	Impervious Surface ⁴	Pervious Surface ⁴	Base Building Height	Max. Building Height ¹⁰	Min. Lot Width ⁵
Professional Office	Density limited by		30 ft	20 ft	25 ft	65 %	35 %	40 ft	65 ft ¹⁰	

Tree Retention –

IMC 18.12.1385(A) Tree Retention Requirements for Proposed Project Development

Zoning Designation:	Retention Required:
Single family, duplex, short plats, or subdivision development (SF-E, SF-S, SF-SL, SF-D, C-Res)	30% of the total caliper (dbh) of all significant trees in developable site area
Commercial and multifamily development (Multifamily (MUR, MF-M, MF-H), Professional Office (PO), Cultural and Business District (CBD), Retail (R) and Intensive Commercial (IC), and Urban Village (UV))	25% of the total caliper (dbh) of all significant trees in developable site area



1775 – 12th Ave. NW | P.O. Box 1307
Issaquah, WA 98027
425-837-3100
issaquahwa.gov

REVISED CERTIFICATE OF TRANSPORTATION CONCURRENCY
No. CON13-00004

5. Proposed Land Use:	Senior Housing
a. Residential number of units:	1 lot for a total of 17 dwelling units
b. Commercial Retail number of square feet:	None
c. Commercial Office number of square feet:	None

6. Maximum number of PM peak hour trips authorized by this certificate: The proposed project will generate 2.72 additional new PM peak hour trips.

7. Findings:

- a. The Transportation Concurrency Ordinance became effective on May 4, 1998.
- b. The applicant submitted the request for a Transportation Concurrency Certificate on May 1, 2013. Application No. CON13-00004.
- c. The project site is located at 36XX 228th Ave. SE directly southwest of the existing Spiritwood community and south of Evergreen Academy.
- d. The proposed project would be developed under the "PO" (Professional Office) zoning designation in which the property is zoned.
- e. The subject property is currently vacant.
- f. Trip generation is based upon ITE Land Use Category 252 (Senior Housing Attached) and the impact rate is 0.16 PM trips per dwelling unit.
- g. The proposed administrative site development proposal (8 duplexes and 1 single unit total) will generate a total of 2.72 weekday PM peak hour trips.
- h. No additional traffic analysis is needed.

8. Conclusions:

- a. The proposed 17 unit senior housing development will generate 2.72 PM peak hour trips.
- b. The proposed land use is consistent with the requirements of the Issaquah Municipal Code Section 18.15.

9. Decision: The proposed development is consistent with the requirements of the Transportation Concurrency Management Code (IMC Chapter 18.15). The Certificate of Concurrency is approved.

10. General Conditions:

- a. This Certificate of Concurrency does not supersede or replace additional transportation or other development requirements that may be applicable to this project, including, but not limited to the City's transportation impact fees, street standards, the State Environmental Policy Act (SEPA), or other requirements.
- b. This Certificate is subject to all applicable provisions of City of Issaquah Municipal Code Chapter 18.15, Transportation Concurrency Management.
- c. This Certificate is valid only for the project described above. Any change in the project land use, size, or location may invalidate this Certificate of Concurrency.
- d. This Certificate of Concurrency is valid for 1 year from the date of issuance.
- e. This certificate is not an approval of the project as proposed or permission to start construction.
- f. This certificate is a finding that the project is consistent with the requirements of chapter 18.15, Transportation Management Concurrency. Land Use permits, Building permits, and public
- g. Works permits will be required. It is the applicant's responsibility to discuss this proposal with the Permit Center to determine what permits are required before construction can begin.

11. Specific Conditions: Any change of the type of use located at this location may require further review for Concurrency.

Please bring this Certificate of Concurrency with you when you apply for a development permit with the City of Issaquah. If you have any questions, please call the Permit Center at 425 837-3100.

Approved by:


Jennifer R. Woods, AICP

9.17.13
Date

Approval of a concurrency certificate does not constitute approval to develop the property. Prior to construction, a developer must apply for, and receive approval of, appropriate land use permits. Examples include a preliminary plat (subdivision) permit, site development permit, or master site plan permit. Review of such a permit requires public notice and evaluation of issues including, but not limited to, traffic impacts, environmental impacts, and neighborhood compatibility. Permit decisions may be appealed prior to issuance of construction permits.

JRW/jrw

CON13-00004 Certificate, Cottages at Spiritwood -copy